

**Planning & Development Department
Scanning Cover Sheet**

Case No U-16-68

APN

Location 4204 EL CEDRAL AVE

Applicant BLAISE J AMODEI JR

Subject

HOME OCCUPATION USE PERMIT TO OPERATE A
TELEPHONE DICTATING SERVICE & A BAIT
DISTRIBUTORSHIP SERVICE IN ZONE R-1



March 29, 1968

Mr. Blaise J. Amodai, Jr.
4204 El Cederal Avenue
Las Vegas, Nevada

Re: U-16-68 (HO)

Dear Mr. Amodai:

At the regular meeting of the Board of Zoning Adjustment held on March 28, 1968, consideration was given to your request for a Home Occupation Permit to operate a telephone dictating service and a bait distributorship service, on property generally located at 4204 El Cederal Avenue on the north side of El Cederal Avenue between Juana Vista Street and Los Altos Street, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to approve your request subject to the following conditions:

1. Subject to review if any complaint arises regarding this operation.
2. No bait may be stored on the premises.

Very truly yours,

Geoffrey P. Stormson, AIP
Senior Planner

Acting for the Director of Planning

GPS/mac

cc: City Clerk

Chairman Hoggard explained that the type of church the protestants were referring to was not at all similar to the church proposed by the applicant.

No one else appeared.

Chairman Hoggard declared the public hearing closed.

Mr. Goodman moved that the application of WESTSIDE CHURCH OF CHRIST for a Use Permit to erect a church building, on property generally located at 1720 North "J" Street between Wyatt Avenue and Doolittle Avenue, in land use zone R-E, be approved subject to the following conditions:

1. Conformance to the submitted plot plan.
2. Conformance to the requirements of the Building and Safety, Fire and Public Works Departments.
3. Development must be completed in one year, at which time, this item will be reviewed by the Board of Zoning Adjustment.

Mr. Johnston seconded the motion and it was unanimously carried.

5. U-16-68 (HO)

Approved

Application of BLAISE J. AMODEI, JR. for a Home Occupation Permit to operate a telephone dictating service and a bait distributorship service, on property legally described as Lot 52, Block 2, Las Verdes Heights Unit #1, and located at 4204 El Cederal Avenue between Juana Vista Street and Los Altos Street, in land use zone R-1.

Mr. Stormson stated that the applicant proposes to operate the above services on his property, and has answered all questions "no" on the Home Occupation Questionnaire.

Staff feels the telephone dictating service will present no particular problem; however, the Board has an option to either approve, deny, or hold the request for a public hearing. If this request is approved, it is recommended that it be subject to the following conditions:

1. Review if any complaint arises regarding this operation.
2. No bait to be stored on the premises.

MR. AMODEI, JR., the applicant, appeared and stated that the small 2-cubic packaged bait would be delivered by Greyhound Bus from the distributor in Texas and that he would deliver it to the small bait shops with his car; therefore, there would be no sale or

exchange of product at his home. He further stated that businessmen would dictate letters by telephone, and he and his wife would prepare the letters for them. He also agreed to staff stipulations.

Mr. White moved that the application of BLAISE J. AMODEI, JR., for a Home Occupation Permit to operate a telephone dictating service and a bait distributorship service, on property located at 4204 El Cederal Avenue between Juana Vista Street and Los Altos Street, in land use zone R-1, be approved subject to the following conditions:

1. Subject to review if any complaint arises regarding this operation.
2. No bait may be stored on the premises.

Mr. Robbins seconded the motion and it was unanimously carried.

6. V-3-68

Approved

Application of HARRY W. HANSON for a Variance to allow a 150-bed convalescent home, on property legally described as the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section 33, Township 20 South, Range 61 East, MDB&M, and located on the west side of Desert Lane, between Pinto Lane and Hastings Avenue, in land use zone R-3.

Mr. Stormson stated that the plat shows off-street parking for 94 vehicles and a 25-foot landscaping strip is provided in the front setback. Also a 64-foot block wall will surround the property and two one-way -entrance-exits on Desert Lane is proposed.

Mr. Stormson pointed out that the Ordinance allows 108 beds for this property; however, the applicant wishes to construct a 150-bed facility; the Ordinance also requires that the facility be located on a major street or a collector street with an improved 48-foot pavement. The Public Works Department requires a 20-foot easement dedication along the south property line.

Staff feels that the facility may be adequate as proposed even though the number of persons proposed is greater than that allowed by Ordinance.

There are three letters of approval on file; no protests.

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

March 28, 1968

Notice is hereby given that on _____
at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the ~~City~~
~~Planning Commission/Board of Zoning Adjustment~~ will hear the application of:

U-16-68 (HO) BLAISE J. AMODEI, JR. FOR A HOME OCCUPATION PERMIT TO OPERATE A
TELEPHONE DICTATING SERVICE AND A BAIT DISTRIBUTORSHIP
SERVICE, ON PROPERTY LEGALLY DESCRIBED AS LOT 52, BLOCK
2, LAS VERDES HEIGHTS UNIT # 1, AND GENERALLY LOCATED AT
4204 EL CEDERAL AVENUE ON THE NORTH SIDE OF EL CEDERAL
AVENUE BETWEEN JUANA VISTA STREET AND LOS ALTOS STREET,
IN LAND USE ZONE R-1.

OK
But no notice is
required at this time, in fact
not at all unless the Board
of Zoning Adj. requires it
JTS

Any and all interested persons may appear before the
City Planning Commission/Board of Zoning Adjustment either in person or by
representative, and object to or express approval of the proposed ~~XXXXXXXXXXXXXXX~~
~~XXXXXXXXXX~~ use permit, or may prior to this hearing file with the City Planning
Director written objections thereto or approval thereof.

DJS:ds

DON J. SAYLOR
Director of Planning

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be authorized to maintain the herein described use. Also accompanying this application is the prescribed fee of \$ 10.00.

The undersigned, BLAISE J. AMODEI JR,
the owner, respectfully petitions for a special Use Permit to
Allow the operation of a Telephone Dictating Service &
a Bail Distributorship Service

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED:

The property is situated at 4204 EL CEDERAL AVE. between
Juana Vista St and Los Altos St. in Zoning
District R-1. Said property is legally described as follows, to wit:
Lot 52, Block 2, Las Vegas Heights Unit #1
& more generally located on the North side of
El Cederal Avenue between Juana Vista Street and
Los Altos Street.

OWNER'S AFFIDAVIT

STATE OF NEVADA) ss:
COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

Blaise J. Amodei Jr 4204 EL CEDERAL Ave 870-3196
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 5th day of March, 1968

Robert C. Clemmer
Notary Public in and for said County and State
My Commission Expires Jan. 2, 1970
SEE REVERSE SIDE for Plot Plan Specifications and further information requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 10.00 Received by: [Signature]
Receipt No. 134909
Case No. 11-16-68 (HO) Date: 3/5/68

File for 3/28/68

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photograph showing clearly the top, front and side elevations of any proposed buildings or structures when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR USE PERMITS

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

HOME OCCUPATION PERMIT - QUESTIONNAIRE

	<u>No.</u>	<u>Yes.</u>	<u>If yes, give details</u>
1. Will there be any employees ?	☒	☐	
2. Does the occupation involve the use of material and/or equipment not normally associated with residential neighborhoods ?	☒	☐	
3. Will there be any buying or selling of any commodities or goods on the premises ?	☒	☐	
4. Does the occupation involve the use of any commercial vehicles ?	☒	☐	
5. Will there be any advertising, either in the form of signs, telephone directory or newspapers ?	☒	☐	
6. Will more than one room of the house be used ?	☒	☐	
7. Will the occupation involve the use of any accessory building, yard space, or outdoor activity ?	☒	☐	
8. Does the occupation require the transportation of goods and/or clients to and from the home; thereby creating pedestrian and/or vehicular traffic ?	☒	☐	small packages of Bait no more than 2 cubic feet kept in the car

Normally the Board of Zoning Adjustment will not allow a home occupation permit for any use in which one or more of the above are answered affirmatively.

I have read and understood the above criteria.

March 5, 1968

Date

Blaise J. Amodei

Signature