

Planning & Development Department  
Scanning Cover Sheet

Case No U-35-68

APN

Location 404 RAMSEY ST

Applicant RICHARD N KING

Subject

HOME OCCUPATION USE PERMIT FOR MAIL-ORDER  
SALES OF RESIDENTIAL FIRE ALARM/FIRE  
EXTINGUISHER EQUIPMENT ZONE R-1



September 27, 1968

Mr. Richard N. King  
404 Ramsey Street  
Las Vegas, Nevada 89107

Re: U-35-68 (HO)

Dear Mr. King:

At the regular meeting of the Board of Zoning Adjustment held September 26, 1968, consideration was given to your request for a Home Occupation Permit to allow the mail order sales of fire alarm and fire extinguisher equipment, on property located at 404 Ramsey Street on the southeast corner of Bonanza Road and Ramsey Street, in land use zone R-1.

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

1. Review if any complaint arises regarding this operation.

Very truly yours,

Don J. Saylor, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS/mac

cc: City Clerk

beds maximum), on property generally located on the northeast corner of Arville Street and Oakey Boulevard, in land use zone R-E, be denied. Mr. Robbins seconded the motion and it was carried by a unanimous vote.

2. U-35-68 (HO)

Approved

Application of RICHARD N. KING for a Home Occupation Permit to direct fire alarm and fire extinguisher sales, on property legally described as Lot 1, Block 1, Rancho Square and located at 404 Ramsey Street on the southeast corner of Bonanza Road and Ramsey Street, in land use zone R-1.

Mr. Saylor stated that the proposed operation would be done by mail only and would not involve customers and/or goods to and from the home.

Staff feels this proposal qualifies as a customary home occupation.

Mr. Saylor reminded the Board that in 1966 Mr. King requested a Home Occupation Permit to allow bookkeeping services and this was approved by the Board with a condition that this be a secondary source of income. Staff does not know if this operation is still in effect.

He then reminded the Board that they had the right to approve, deny, or hold the application for a public hearing.

Chairman Hoggard asked the applicant to come forward.

MR. RICHARD KING appeared and presented a sample of his merchandise for the Board's review. He stated that the bookkeeping service is still in operation as a secondary source of income and this proposal is just another venture as his present employment prospects are questionable. He presented a petition signed by twelve persons who are in favor of his proposal.

After a brief discussion, Mr. Johnston moved that the application of RICHARD N. KING for a Home Occupation Permit to allow the mail order sales of fire alarm and fire extinguisher equipment, on property located at 404 Ramsey Street on the southeast corner of Bonanza Road and Ramsey Street, in land use zone R-1, be approved subject to the following condition:

1. Review if any complaint arises regarding this operation.

Mr. Goodman seconded the motion and it was carried by a unanimous vote.

3. U-36-68  
Approved

Application of ARIZONA SOUTHERN BAPTIST CONVENTION for a Use Permit to allow the conduct of a church nursery (36 children maximum), on property legally described as the West 314 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 26, Township 20 South, Range 61 East, MDB&M, except the South 242.02 feet thereof and generally located on the southeast corner of East Owens Avenue and 21st Street, in land use zone R-1.

Mr. Saylor stated that this is an existing church and the proposal is to conduct a church nursery. Mr. Saylor stated that there is commercial and apartment-house zoning in the area. Only a portion of this development has been constructed at this time.

Staff recommends approval subject to the requirements of the Child Welfare Board, Fire Department and Building Department. Public Works indicated that a bond will be required in the amount of \$5,468.85 to insure installation of the off-site improvements on 22nd Street; however, the Board can also stipulate the signing of an assessment district agreement.

Chairman Hoggard declared the public hearing open.

REVEREND GERALD GRIFFIN, 3712 Taylor Street, North Las Vegas, appeared and stated that the present facility is large enough to accommodate the 36 children and the kindergarten operates two hours per day. He agreed to abide by stipulations of staff.

MR. WILLIAMS, 1213 Webb Street, stated that the church had entered into an assessment district agreement for Owens Avenue.

Chairman Hoggard declared the public hearing closed.

Mr. Johnston moved that the application of ARIZONA SOUTHERN BAPTIST CONVENTION for a Use Permit to allow the conduct of a church nursery (36 children maximum), on property generally located on the southeast corner of East Owens Avenue and 21st Street, in land use zone R-1, be approved subject to the following conditions:

1. Conformance to the requirements of the Child Welfare Board.
2. Conformance to the requirements of the Fire Department and Building Department.

Planning Department  
September 19, 1968

Richard N. King  
404 Ramsey  
Las Vegas, Nevada 89107

Dear Mr. King:

Your application, File No. U-35-68, for a Home Occupation Permit to allow the mail order sales of fire alarm and fire extinguisher equipment within your home is scheduled to be considered by the Board of Zoning Adjustment at their next regular meeting to be held September 26, 1968, at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada.

The Board of Zoning Adjustment requests that you be present at this meeting so that you may answer any pertinent questions that may arise regarding this application.

DON J. SAYLOR, AIP,  
Director of Planning

DJS:dm

DM 38  
52

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

APPLICATION FOR A USE PERMIT *(Home Occupation)*

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, Richard N. King, the owner, respectfully petitions for a special Use Permit to

Direct sales to businesses and to residences - merchandise to be delivered directly from factory to customers - -- Products involved are residential fire alarms & fire extinguisher

Note: There will be no pedestrian or vehicle traffice and no outside advertisement!

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

The property is situated at 404 Ramsey, Las Vegas, Nevada 89107 between

Bonanza Road and Tonopah Highway Intersection in Zoning

District R 1. Said property is legally described as follows, to wit:

Lot 1

Block 1

Rancho Square & generally located on the southeast corner of Bonanza Road & Ramsey 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)

Richard N. King 404 Ramsey, Las Vegas, Nevada 89107 878 0764  
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 29th day of August, 1968

County of Clark, Nevada Sandra M. Hayer November 8, 1971

Notary Public in and for said County and State My Commission Expires NOVEMBER 8, 1971  
**SANDRA M. HAYER**  
Notary Public—State of Nevada  
CLARK COUNTY  
My Commission Expires Nov. 8, 1971.

SEE REVERSE SIDE for Plot Plan Specifications and further informational 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. 149717

Case No. U-35-68 (H)

Date: 8/29/68

BZA 9/26/68

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, walds, 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 ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 2. Does the occupation involve the use of material and/or equipment not normally associated with residential neighborhoods ?                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 3. Will there be any buying or selling of any commodities or goods on the premises ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 4. Does the occupation involve the use of any commercial vehicles ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 5. Will there be any advertising, either in the form of signs, telephone directory or newspapers ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 6. Will more than one room of the house be used ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 7. Will the occupation involve the use of any accessory building, yard space, or outdoor activity ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |
| 8. Does the occupation require the transportation of goods and/or clients to and from the home; thereby creating pedestrian and/or vehicular traffic ? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                             |

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.

29 August 1968

Date

  
 Signature  
 Richard N. King

REQUEST FOR DATA FROM TAX-ROLL TAPE FILE  
CLARK COUNTY COURTHOUSE COMPUTER CENTER

Sept. 4, 1968  
DATE JOB REQUESTED

Sept. 9, 1968  
DATE JOB TO BE COMPLETE

NAME: city of Las Vegas

DEPT: Planning

PHONE: 385-1221 EXT: 240

REQUESTED BY:  
Donna Bennett

DESCRIPTION OF JOB: \_\_\_\_\_

NUMBER OF FORMS FURNISHED:

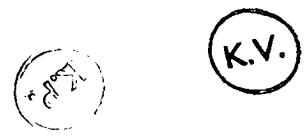
LABELS.  YES  NO  
LISTING.  YES  NO

| DIST | BOOK | PAGE | BLK | NO | ID.      | CODE | DIST | BOOK | PAGE | BLK | NO | ID. | CODE |
|------|------|------|-----|----|----------|------|------|------|------|-----|----|-----|------|
| 200  | 010  | 260  | 0   | 07 | U-35-68H | 1    |      |      |      |     |    |     | 1    |
|      |      | 8    | 8   | 09 |          | 2    |      |      |      |     |    |     | 2    |
|      |      | 270  | 0   | 02 |          | 3    |      |      |      |     |    |     | 3    |
|      |      | 8    | 8   | 29 |          | 4    |      |      |      |     |    |     | 4    |
|      |      | 8    | 8   | 59 |          | 5    |      |      |      |     |    |     | 5    |
|      |      | 280  | 0   | 13 |          | 6    |      |      |      |     |    |     | 6    |
|      |      | 730  | 2   | 01 |          | 7    |      |      |      |     |    |     | 7    |
|      |      | 8    | 8   | 03 |          | 8    |      |      |      |     |    |     | 8    |
|      |      | 740  | 1   | 01 |          | 9    |      |      |      |     |    |     | 9    |
|      |      |      |     | 06 |          | 10   |      |      |      |     |    |     | 10   |
|      |      |      |     | 11 |          | 11   |      |      |      |     |    |     | 11   |
|      |      |      |     | 16 |          | 12   |      |      |      |     |    |     | 12   |
|      |      |      |     | 05 |          | 13   |      |      |      |     |    |     | 13   |
|      |      |      |     | 11 |          | 14   |      |      |      |     |    |     | 14   |
|      |      | END  |     |    |          | 15   |      |      |      |     |    |     | 15   |
|      |      |      |     |    |          | 16   |      |      |      |     |    |     | 16   |
|      |      |      |     |    |          | 17   |      |      |      |     |    |     | 17   |
|      |      |      |     |    |          | 18   |      |      |      |     |    |     | 18   |
|      |      |      |     |    |          | 19   |      |      |      |     |    |     | 19   |
|      |      |      |     |    |          | 20   |      |      |      |     |    |     | 20   |

NOTES:

PLEASE CHECK EITHER YES OR NO

1. SEQUENCE REQUIRED: PARCEL NUMBER  YES  NO  
 NAME OF PROPERTY OWNER  YES  NO
2. INFORMATION NEEDED:
- |              |   |                             |
|--------------|---|-----------------------------|
| PARCEL NO.   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| NAME         | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| ADDRESS      | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| LEGAL DESC.  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| LAND VALUE   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| IMPROVE VAL. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| PERSONAL     | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| GROSS TOTAL  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| EXEMPTION    | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| NET TOTAL    | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| OTHER        |   |                             |



NUMBER OF PARCELS PRINTED.....  
 TOTAL RUN TIME.....  
 SORTING TIME.....  
 ESTIMATED PROGRAMMING AND TESTING TIME.....  
 .....

LABOR COST.....  
 MACHINE COST.....  
 COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....  
 .....

PROGRAMMED BY: \_\_\_\_\_

RUN BY: \_\_\_\_\_

August 28, 1968

We the undersigned do not object to the application for license by

Richard N. King at 404 Ramsey, Las Vegas, Nevada 89107:

| <u>Name</u>        | <u>Address</u> | <u>Date</u> |
|--------------------|----------------|-------------|
| Jack Duffo         | 405 Ramsey     | 8-28-68     |
| Karen Griffin      | 405 Ramsey     | 8-28-68     |
| Ronna Hill         | 400 Ramsey     | 8-28-68     |
| Frances McCormick  | 401 Ramsey     | 8-28-68     |
| James McCormick R. | 401 Ramsey     | 8-28-68     |
| John L. Faigue     | 305 Ramsey     | Aug 28-68   |
| Letty Faigue       | 305 Ramsey     | 8-28-68     |
| Kacie Ansel        | 209 Ramsey St. | 8/28/68     |
| Robert D. Sieler   | 205 Ramsey St. | 8/28/68     |
| Phil J. Uavra      | 300 Ramsey St  | 8-28-68     |
| Roy B. Ramos       | 304 Ramsey     | - 8-28-68   |
| Leardo Ramos       | 304 Ramsey     | 8-28-68     |
|                    |                |             |
|                    |                |             |
|                    |                |             |

~~PH 89-5E-A~~

R = 10.00  
S = 5.00  
T = 50.53

SAFE WALL

Jonopah Hwy  
100'

~~1-28~~  
1-27

29

59

2.40

2

Bonanza

8521

16

100.00

20' E

15

14

13

1-732

12

11

10

100.00'

9

8

7

100.00'

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

16

15

14

13

12

11

10

9

8

7

6

5