

Planning & Development Department  
Scanning Cover Sheet

Case No U-77-63

APN

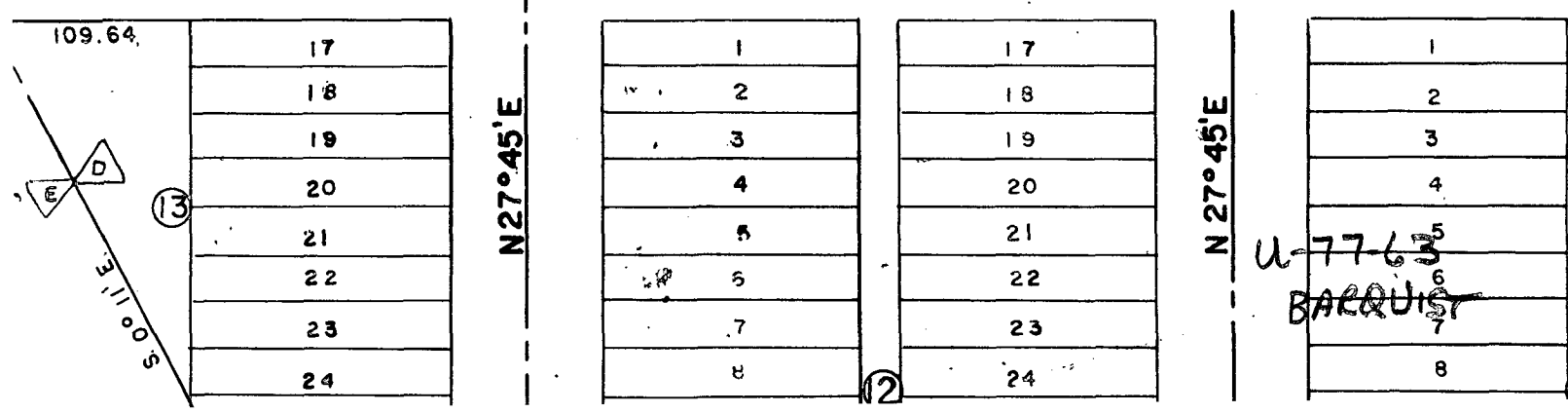
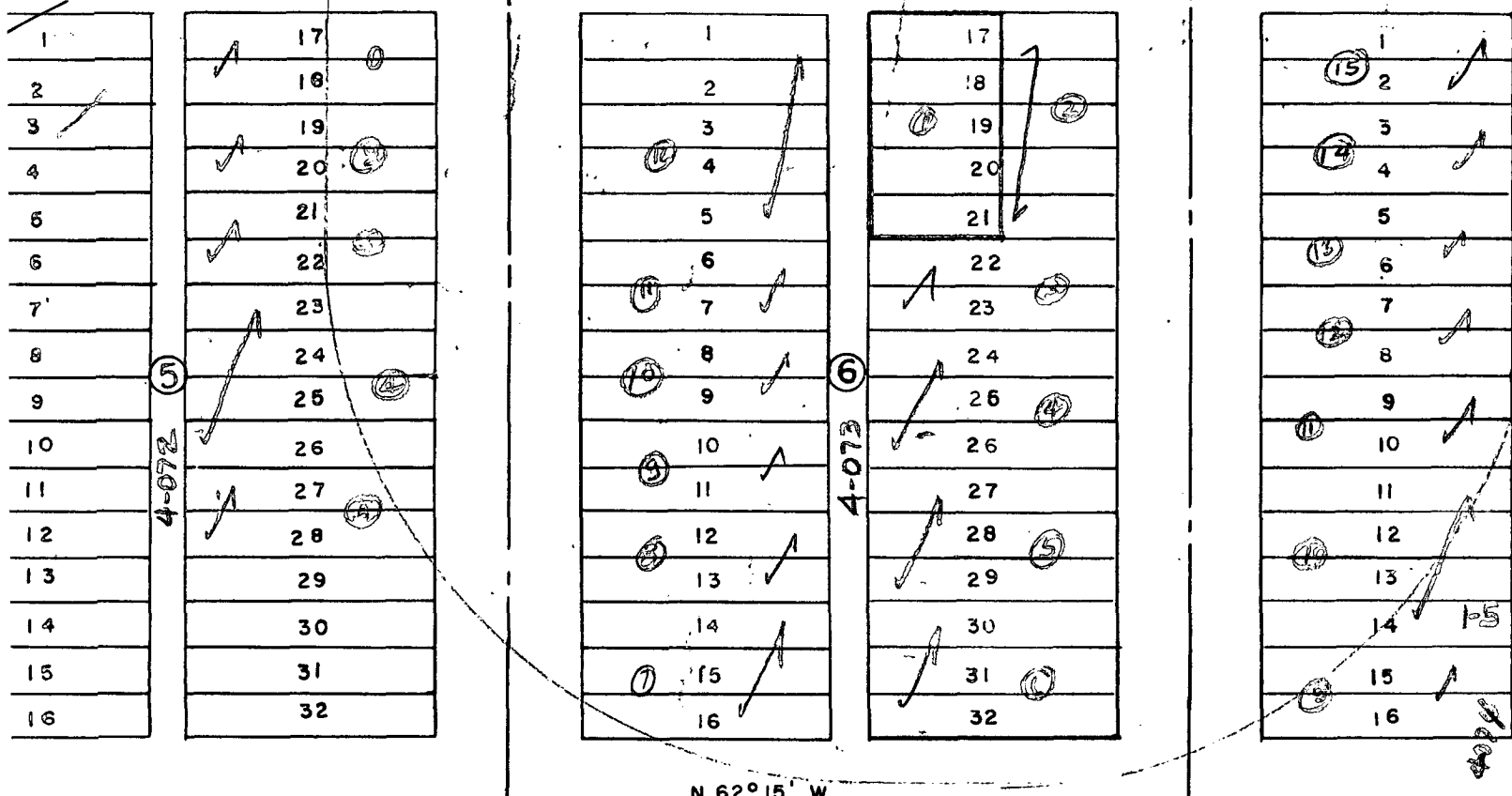
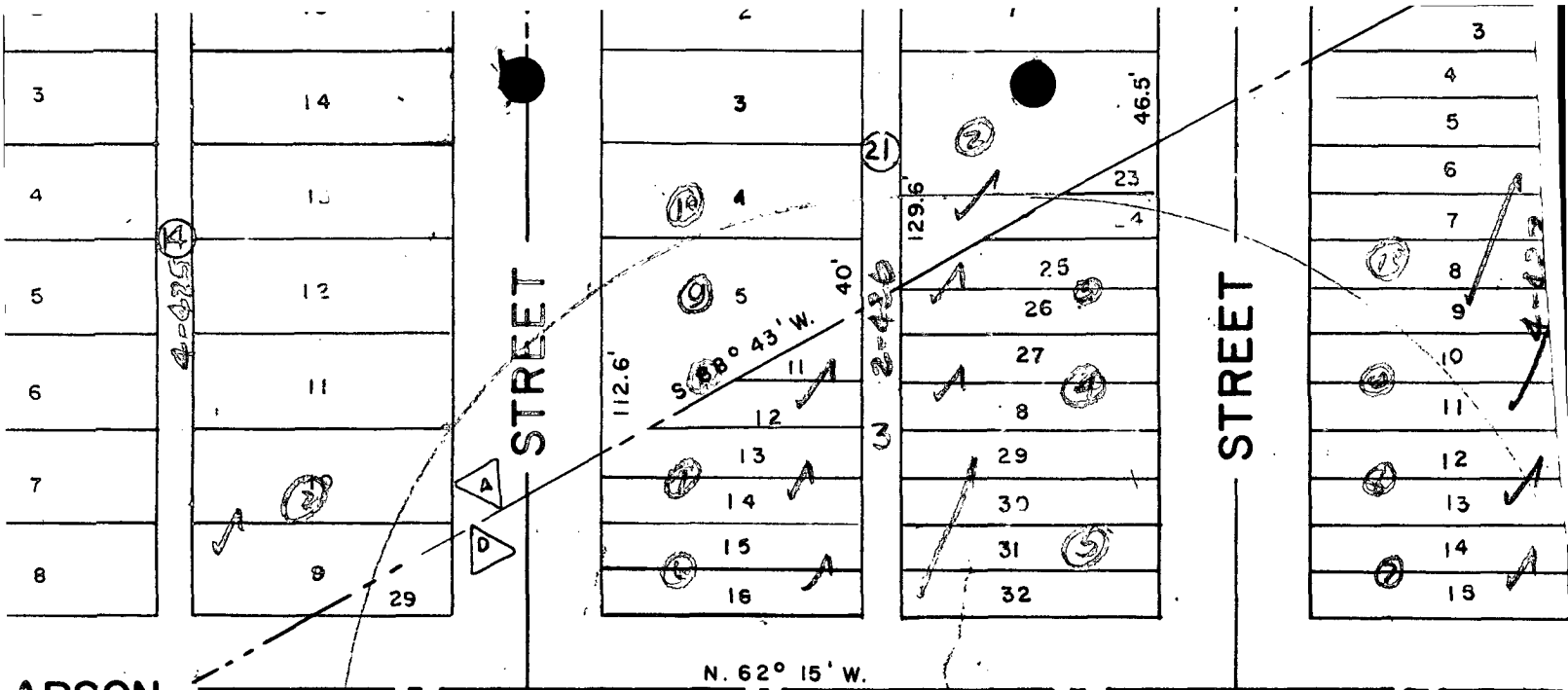
Location SOUTH SIDE OF CARSON AVE BTWN  
9TH & 10TH STREETS

Applicant ROBERT BARQUIST

Subject

USE PERMIT FOR A HOME OCCUPATION PERMIT TO  
ALLOW JEAN LILLIS OLIVER TO DO DRESSMAKING  
AND ALTERATIONS IN AN R-4 ZONE





Planning Department  
400 Stewart Avenue

December 20, 1963

Mr. Robert Barquist  
917 Carson Avenue  
Las Vegas, Nevada

Dear Mr. Barquist:

At the regular meeting of the Board of Zoning Adjustment held on December 19, 1963, consideration was given to your request for a Home Occupation Permit to allow Jean Lillis Oliver to do dress-making and alterations on property generally located on the south side of Carson Avenue between Ninth and Tenth Streets, in land use zone R-4.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

- (1) That it be in the name of Mrs. Jean Lillis Oliver, and non-transferable.
- (2) Strict adherence to the Ordinance relative to home occupations. (See attached list)

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten day period.

Yours truly,

DON J. SAYLOR  
Director of Planning

DJS:eb

cc: City Clerk  
No ✓ Mrs. Jean Lillis Oliver

U-77-63 HO

attachment

to enlarge the existing church facilities on property generally located on the southeast corner of Ninth Street and Clark Avenue, in land use zone R-4, be approved subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) The requirements of the Building Department.

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

4. U-77-63 (HO)

Approved

Application of ROBERT BARQUIST for a Home Occupation Permit to allow Jean Lillis Oliver to do dressmaking and alterations on property legally described as the west half of Lots 17 through 21 (inclusive), Block 6, Pioneer Heights Addition, and generally located on the south side of Carson Avenue between Ninth and Tenth Streets, in land use zone R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that due to the general characteristics of the neighborhood, he felt it unnecessary to require a public hearing. This request is in accord with the Ordinance. Staff recommended approval limited to Jean Lillis Oliver.

Mrs. Jean Lillis Oliver appeared in her own behalf. After discussion, Mr. Boyer moved that the application of ROBERT BARQUIST for a Home Occupation Permit to allow Jean Lillis Oliver to do dressmaking and alterations on property generally located on the south side of Carson Avenue between Ninth and Tenth Streets, in land use zone R-4, be approved subject to the following conditions:

- (1) That it be in the name of Mrs. Jean Lillis Oliver and non-transferable.
- (2) Strict adherence to the Ordinance relative to home occupations.

Vice-Chairman Gilday seconded the motion and it was carried by a unanimous vote.

OLD BUSINESS:

5. U-74-63

Hearing

Revision of Plot Plan

Denied

Review of the Plot Plan in relation to the approved Use Permit of LIED MOTOR CAR CO. to allow professional offices on property generally located on the south side of West Charleston Boulevard between Valley View and Hinson Street, in land use zone R-4. Mr. Saylor pointed out the general location. He further stated it was proposed that Valley View deviate from this location and continue north as Algiers. This item was approved subject to several conditions, one of which was a 6 foot block fence to be erected along both the east and south property lines. Subsequently the applicant has requested that the Board review the requirement of the wall along the south property line. Although this condition was recommended by Staff, it was done as a matter of policy to more or less buffer the adjacent R-E area. In reviewing this item with the applicant, there is no foreseeable plans proposed for the development of the remainder of the applicant's property at this location and feel, in my opinion, that there is no contemplation of this area being developed for an R-E type use. Therefore, it is the opinion of Staff that this condition is buffering an unknown quantity. Referring to the property owners who will be directly affected by this development, their main concern was to stop any ingress/egress from this development into Valley View. Staff suggested

## INTER-OFFICE MEMORANDUM

December 17<sup>th</sup> 1963

## TO:

PLANNING DEPARTMENT

## FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

## SUBJECT:

Use Permit U-77-63 (HO)  
Robert Barquist

## COPIES TO:

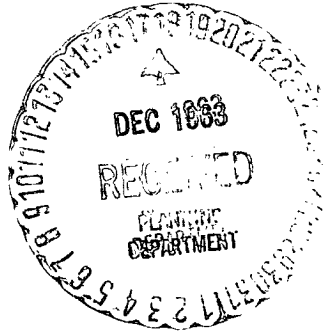
Your memorandum of December 5, requested comments from the Engineering Department on the application of Robert Barquist for a Use Permit to use property under a Home Occupation improvement to all dressmaking and alterations at 915 - 917 E. Carson Street. The following comments are made in connection with this application.

It will be required that the applicant sign an assessment agreement petition for the installation of street lighting when and if an assessment district is proposed for this area. All other offsites have been installed in this locality.



V. B. Uehling  
Deputy Director of Public Works

VBU:rw



**Planning Department  
400 Stewart Avenue**

**December 12, 1963**

**Mr. Robert Barquist  
917 Carson Avenue  
Las Vegas, Nevada**

**Dear Mr. Barquist:**

**Your application, U-77-63, for a Home Occupation Permit to allow Mrs. Jean Lillis Oliver to do dressmaking and alterations on property generally located on the south side of Carson Avenue between Ninth and Tenth Streets, is scheduled to be considered at the regular meeting of the Board of Zoning Adjustment to be held at 7:30 PM December 19, 1963 in the Council Chambers of the City Hall, Las Vegas, Nevada.**

**The Board of Zoning Adjustment requests that either you or Mrs. Oliver be present at this meeting so that you may answer any questions that may arise regarding this application.**

**Yours truly,**

**DON J. SAYLOR  
Director of Planning**

**DJS:eb**

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 9, 1963

TO:

Mr. Don J. Saylor  
Director of Planning

FROM:

O. K. McFarland, Batt. Chief  
Las Vegas Fire Department  
Fire Prevention Bureau

SUBJECT:

U-77-63 HO  
Robert Barquist

COPIES TO:

This department has no objections to the granting of the use permit to allow a Home Occupant Permit for dressmaking and alterations at 915 and 917 E. Carson.

  
O. K. McFarland, Batt. Chief  
Fire Prevention Bureau

OKM/hek

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: December 5, 1963

TO: Building Department  
Engineering Department  
Fire Department

FROM: Planning Department

SUBJECT: File No. U-77-63 HO, Board of Zoning Adjustment Meeting 12/19/63

Application has been submitted by: Robert Barquist

for a ~~Use Permit/Variance to~~ Home Occupation Permit to allow dressmaking and alterations.


The property is located at: 915 & 917 East Carson, on the south side between 9th & 10th

in land Use Zone: R-4

Legally described as: the W 1/2 of Lots 17, 18, 19, 20, & 21, Block 6, Pioneer Heights

Your remarks regarding this application prior to  
will be greatly appreciated.

December 17, 1963

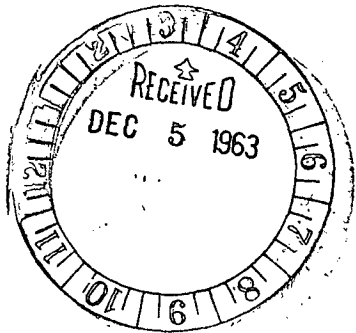
  
DON J. SAYLOR  
Director of Planning

Plot plan submitted: yes

~~XXXXREXXX~~

eb

No comment,  
for Building & Safety  
L. Barquist, 12-6-63



APPLICATION FOR A USE PERMIT

(Home Occupation)

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, ~~JEAN LILLIS OLIVER~~ ROBERT BARQUIST, the owner, respectfully petitions for a special Use Permit to rent to JEAN LILLIS OLIVER the below described premises for the following: operate a home occupation business as dressmaking and alterations.

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

The property is situated at 915 and 917 East Carson, Las Vegas, Nevada between 9th and 10th Streets in Land Use Zone R-1. Said property is legally described as follows: W2 Lots 17, 18, 19, 20, 21 in Block 6 of Pioneer Heights Subdivision, Las Vegas, Nevada; 915-917 Carson Ave. S.W. of Carson between 9th & 10th Sts.

TO 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. (See back)
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

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

(Signed in Ink)

642-8140 Wrong #

Signature of Owner: Robert Barquist, Mailing Address: 917 Carson, Las Vegas, Nevada, Phone No.: 384-8764

Subscribed and sworn to before me this 29th day of November, 1963.

Notary Public: Mary S. Jorgensen

My commission expires May 11, 1967

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$10.00, Receipt No. 62190, Case No. U-77-100019/1963

Received by [Signature], Date 11/29/63

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.

2	425	02	BUCKS SUB LOT 10 IRREG 9 BLK
2	425	02	14 PIONEER HEIGHTS IRREG LOT
2	425	02	1 / 2 BLK 29
2	425	02	SCHULTZ WILLIAM A 820 CARSON AVE LAS VEGAS NEVADA
2	426	02	BUCKS SUB IRREG LOT 6 BLK 21
2	426	02	PIONEER HEIGHTS IRREG LOTS 23
2	426	02	/ 24 BLK 3
2	426	02	BARRETT JACK
2	426	02	Y JACK BARRETT ET AL
2	426	02	917 FREMONT LAS VEGAS NEV
2	426	03	BUCKS SUB S30H74FT IRREG LOT 6
2	426	03	PIONEER HTS IRREG LOTS 25 / 26
2	426	03	BLK 3
2	426	03	LAS VEGAS NEV ASEMBLIES OF GOD CH 116 SO 10TH LAS VEGAS NEV
2	426	04	PIONEER HEIGHTS LOT 27 / 28
2	426	04	03
2	426	04	APTON CHARLES J / THERESE 118 S TENTH ST LAS VEGAS NEVADA
2	426	05	PIONEER HTS LOTS 29 THRU 32
2	426	05	03
2	426	05	NEV UTAH ASSN 7TH DAY ADVENTISTS 128 SO 10TH LAS VEGAS NEV
2	426	06	PIONEER HEIGHTS LOT 15 / 16
2	426	06	03
2	426	06	CORNWALL C NORMAN / BEDA BOX 1110 LAS VEGAS NEV
2	426	07	BUCKS SUB PT LOT 5 BLK 21
2	426	07	PIONEER HEIGHTS LOT 14 / IRREG
2	426	07	LOT 13 BLK 3
2	426	07	JONES VERNAL G 3375 E SAN FRANCISCO ST LAS VEGAS NEVADA
2	426	08	PIONEER HEIGHTS IRREG LOT 12
2	426	08	PT IRREG LOT 11 BLK 3 BUCKS
2	426	08	SUB S50FT OF N100FT LOT 5
2	426	08	BLK 21
2	426	08	SCHMIDT ALFRED J / SUSIE M 210 SO 8TH ST LAS VEGAS NEV
2	426	09	PIONEER HTS PT IRREG LOT 11
2	426	09	BLK 3 BUCKS SUB N50FT LOT 5
2	426	09	BLK 21
2	426	09	HUFFORD JOSEPH A 223 FREMONT ST LAS VEGAS NEV

2	426	10	BUCKS SUB	04	21	
2	426	10	NORRIS JAMES WAYLAND / LAVONNE A			
			408 PLEASANT RD			
			LAS VEGAS NEVADA			
2	427	07	PIONEER HTS LOT 14 / 15			
2	427	07		02		
2	427	07	RUBIDOUX GRACE			
			605 SO 9TH ST			
			LAS VEGAS NEV			
2	427	08	PIONEER HTS LOT 12 / 13			
2	427	08		02		
2	427	08	RUBIDOUX THOMAS JOSEPH ET AL			
			1712 HASSETT			
			LAS VEGAS NEVADA			
2	427	09	PIONEER HTS LOTS 9 THRU 11			
2	427	09		02		
2	427	09	DELKIN A C / EUGENIA F			10
2	427	09	1100 SO 4TH AVE ARCADIA CALIF			
2	427	10	PIONEER HTS LOTS 5 THRU 8			
2	427	10		02		
2	427	10	DELKIN A C / EUGENIA F			10
2	427	10	1100 S 4TH ST ARCADIA CALIF			
4	72	01	PIONEER HTS LOT 17 / 18 BLK 5			
4	72	01	BRAWNER NELLE PRICE			
			130 LAS VEGAS BLVD S			
			LAS VEGAS NEVADA			
4	72	02	PIONEER HTS LOT 19 / 20 BLK 5			
4	72	02	BRAWNER NELLE PRICE			
			130 LAS VEGAS BLVD S			
			LAS VEGAS NEVADA			
4	72	03	PIONEER HTS LOT 21 / 22 BLK 5			
4	72	03	FIFTH / CARSON TEXACO			
			YF L JACKSON 201 L V BLV			
			LAS VEGAS NEV			
4	72	04	PIONEER HTS LOTS 23 THRU 26			
4	72	04		05		
4	72	04	WOLLENZIEN JACK ET AL			
4	72	04	YAL WENDELBOE			
			638 LACY LANE			
			LAS VEGAS NEVADA			
4	72	05	PIONEER HTS LOT 27 / 28 BLK 5			
4	72	05	FITZGERALD WILLIAM E / VIOLA			
			BOX 964			
			LAS VEGAS NEV			
4	73	01	PIONEER HTS W2 LOT 17 THRU 21			
4	73	01		06		
4	73	01	IONIDES MARIO / MARY			
			9720 84TH ST			

OZONA PARK 16 NEW YORK

4	73	02	PIONEER HTS E2 LOTS 17 THRU 21
4	73	02	06
4	73	02	SAPONARA FAUST / CAMILLA G 2712 VALLEY ST LAS VEGAS NEV
4	73	03	PIONEER HTS LOT 22 / 23 BLK 6
4	73	03	LARSON ARTHUR B / ESTHER M 2829 MERRITT LAS VEGAS NEVADA
4	73	04	PIONEER HTS LOTS 24Y25 / 26
4	73	04	06
4	73	04	ARTHUR RALPH R / HELYN R 5200 LONGBRIDGE LAS VEGAS NEVADA
4	73	05	PIONEER HTS LOT 27Y28 / 29
4	73	05	06
4	73	05	ARTHUR RALPH R / HELYN R 5200 LONGBRIDGE LAS VEGAS NEVADA
4	73	06	PIONEER HTS LOT 30Y31 / 32
4	73	06	06
4	73	06	POULOS VENEVA 903 BRIDGER LAS VEGAS NEV
4	73	07	PIONEER HTS LOT 15 / 16 PT 14
4	73	07	06
4	73	07	BOGARDUS DR PAUL C / MILLIE H 3017 TURQUOISE DR LAS VEGAS NEVADA
4	73	08	PIONEER HTS LOT 12 / 13 PT 14
4	73	08	06
4	73	08	SACKAS GEORGE / EFTHALIA 223 SO 9TH ST LAS VEGAS NEV
4	73	09	PIONEER HTS LOT 10 / 11 BLK 6
4	73	09	SACKAS GEORGE 223 SO 9TH ST LAS VEGAS NEV
4	73	10	PIONEER HTS LOT 8 / 9 BLK 6
4	73	10	KAOURIS GUST / CLARA 215 SO 9TH ST LAS VEGAS NEV
4	73	11	PIONEER HTS LOT 6 / 7 BLK 6
4	73	11	DOYLE MAYME C 211 SO 9TH ST LAS VEGAS NEV
4	73	12	PIONEER HTS LOTS 1 THRU 5

4	73	12		06
4	73	12	MURRY PERRIE S / GRACE I	
			201 SO 9TH ST	
			LAS VEGAS NEV	
4	74	01	PIONEER HTS LOT 17 / 18	BLK 7
4	74	01	FIFTH AND CARSON TEXACO	
			YF L JACKSON 201 L V BLV	
			LAS VEGAS NEV	
4	74	02	PIONEER HTS LOT 19 / 20	BLK 7
4	74	02	CORNWALL C NORMAN / BEDA	
			CLARK BUILDING	
			LAS VEGAS NEV	
4	74	03	PIONEER HTS LOT 21 / 22	BLK 7
4	74	03	CORNWALL C NORMAN / BEDA	
			CLARK BUILDING	
			LAS VEGAS NEV	
4	74	04	PIONEER HTS LOT 23 / 24	BLK 7
4	74	04	SMITH ELLEN IRENE JOYNER	
			214 SO 11TH ST	
			LAS VEGAS NEV	
4	74	05	PIONEER HTS LOT 25 / 26	BLK 7
4	74	05	GRIFFO JOSEPH / ROSE ET AL	
4	74	05	YVICENTE GIANTASIO	
			218 SO 11TH ST	
			LAS VEGAS NEVADA	
4	74	09	PIONEER HTS LOT 15 / 16	BLK 7
4	74	09	HOFF W F / DOROTHY L	
			1566 WESTWIND RD	
			LAS VEGAS NEVADA	
4	74	10	PIONEER HTS LOT 11 THRU 14	
4	74	10		07
4	74	10	HARLAN VICTOR RUDOLPH / JANICE LE	
			617 WILLOW TRAIL	
			LAS VEGAS NEVADA	
4	74	11	PIONEER HTS LOT 9 / 10	BLK 7
4	74	11	GAGNON FRANCIS C / FLORENCE J	
			1023 102 LAUREL AVE	
			LAS VEGAS NEV	
4	74	12	PIONEER HTS LOT 7 / 8	BLK 7
4	74	12	BENSON HELEN M	
			215 SO 10TH ST	
			LAS VEGAS NEVADA	
4	74	13	PIONEER HTS LOT 5 / 6	BLK 7
4	74	13	OPIE JOHN H ET AL	
			BOX 81	
			LAS VEGAS NEVADA	
4	74	14	PIONEER HTS LOT 3 / 4	BLK 7

4 74 14 OVERALL ROSINE K  
3505 W BONANZA RD  
LAS VEGAS NEVADA

4 74 15 PIONEER HTS LOT 1 / 2 BLK 7  
4 74 15 LOGAN OSCAR G / LORA B  
201 SO 10TH ST  
LAS VEGAS NEV