

Planning & Development Department  
Scanning Cover Sheet

Case No           U-34-65

APN

Location           309 MALLARD ST

Applicant          RUTH RASBAND

Subject

USE PERMIT FOR A HOME OCCUPATION PERMIT TO  
OPERATE A TELEPHONE RESERVATION SERVICE FOR  
THE HILTON HOTELS IN AN R-1 ZONE



July 23, 1965

Ruth Rasband  
309 Mallard Street  
Las Vegas, Nevada

Dear Mrs. Rasband:

At the regular meeting of the Board of Zoning Adjustment held July 22, 1965, consideration was given to your request for a Home Occupation Permit to operate a telephone reservation service for the Hilton Hotels in a private residence generally located on Mallard Street between West Fremont Street and Alta Drive, in land use zone R-1.

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

1. Strict adherence to the criteria set forth by ordinance for home occupations.
2. That there be no advertising or outside display of a business being conducted on the premises.
3. No employ of any help other than those persons residing on the premises.

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.

Very truly yours,

DON J. SAYLOR  
Director of Planning

DJS:jk

cc: City Clerk  
U-34-65(HO)

Chairman Gilday declared the public hearing open.

Mr. Eugene Hobin, 2001 Ballard Drive, appeared protesting the application and stated that at the time the car wash originated it was agreeable to the neighborhood but that they did not agree to an expansion of the operation.

Mrs. Vera Love, 1841 East Charleston Blvd., appeared representing the application and stated that she had leased the property and at the time that the property was leased all the facilities were legal. Her plans were to make a complete automotive service available to the public. Mr. Saylor advised the Board that it was not the position of the Planning Dept. for this to become a garage-type operation.

There being no other persons present to protest or to speak in favor of this application, Chairman Gilday declared the public hearing closed.

After discussion, Mr. Boyer moved that the application be approved subject to the following conditions:

- (1) Being in accord with the plot plan as submitted.
- (2) Conformance to the requirements of the Building and Fire Departments.
- (3) Dedication of necessary rights-of-way as required by the Department of Public Works
- (4) The stipulation that further expansion of a use that would fall into a category of a garage or body shop would not be looked upon favorably.

Mr. Hoggard seconded the motion and it was carried by a unanimous vote by the members present.

Mr. Saylor advised the Board that, due a malfunction of Staff, an item which should have appeared on this Agenda did not appear and requested the Board to hear the application of Ruth Rasband for a Home Occupation Permit at this time.

7. U-34-65(HO)

Approved

Application of RUTH RASBAND for Home Occupation Permit to operate a telephone reservation service for the Hilton Hotels in a private residence on property legally described as Lot 58, Blk.41 - Charleston Heights 6-B, and generally located on Mallard Street between West Fremont Street and Alta Drive, in land use zone R-1. Mr. Waylor advised the Board that if the requested use is the only function it would qualify as a home occupation as there would be no outside evidence of a business being conducted on the premises and there

would be no vehicular traffic nor the employ of any help of any kind. Under these circumstances Staff recommends approval unless the Board deems a public hearing necessary. Chairman Gilday asked if there were anyone present who wished to speak on the application.

Mr. W. E. Kearns, 19 Bedford Road, appeared representing the applicant and stated this was simply a reservation service handled by handicapped people.

After discussion, Mr. Hoggard moved that the application be approved subject to the following conditions:

- (1) Strict adherence to the criteria set forth by Ordinance for Home Occupations.
- (2) That there be no advertising or outside display of a business.
- (3) No employing of any help other than those persons residing on the premises.

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

8. U-29-65  
Abeyance

Application of FRED B. BECKMAN for a Use Permit to allow a service station on property legally described as commencing at the southeast corner of Section 26, T20S, R60E, MDB&M, thence south  $89^{\circ}50'59''$  west a distance of 40.03 feet to a point; thence north  $1^{\circ}59'39''$  east a distance of 280.47 feet to a point; thence north  $83^{\circ}56'36''$  west a distance of 10.74 feet to the true point of beginning; thence south  $6^{\circ}03'24''$  west a distance of 101.23 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 45 feet, a radial to which bears north  $88^{\circ}00'21''$  west; thence along said curve an arc distance of 65.67 feet and subtending an angle of  $83^{\circ}37'09''$  to a point; thence tangent to said curve south  $85^{\circ}36'48''$  west a distance of 97.99 feet to a point; thence north  $0^{\circ}57'20''$  east a distance of 146.55 feet to a point on the southerly line of Clarice Avenue, said point being the beginning of a curve concave to the northwest, having a radius of 226.84 feet, a radial to said point bears north  $0^{\circ}57'20''$  east; thence easterly along said curve an arc distance of 79.18 feet and subtending an angle of  $20^{\circ}00'00''$  to a point of reverse curvature, said reverse curve being concave to the south and having a radius of 166.95 feet; thence easterly along said curve an arc distance of 55.79 feet and subtending an angle of  $19^{\circ}08'52''$  to a point of compound curvature, said compound

APPLICATION FOR A ~~USE XXXXXX~~ 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, Ruth Rasband, the owner, respectfully petitions ~~XXXXXX~~ for a Home Occupation to operate a telephone reservation service in my home for the Hilton Hotels.

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

The property is situated at 309 Mallard Street between West Fremont Street and Alta Drive in Zoning District R-1. Said property is legally described as follows, to wit: Lot 58, Blk 41 - Charleston Heights 6-b

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)

Ruth C. Rasband  
Signature of Owner

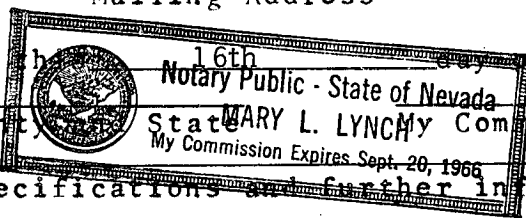
Mailing Address

Phone No.

Subscribed and sworn to before me

by 16th day of July, 1965

Mary L. Lynch  
Notary Public in and for said County



State of NEVADA My Commission Expires

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. 96457

Case No. U- 34-65(10)

Date: JULY 16, 1965

Aug 26, 65

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.

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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.