Planning & Development Department
Scanning Cover Sheet

Case No U-7-58

APN

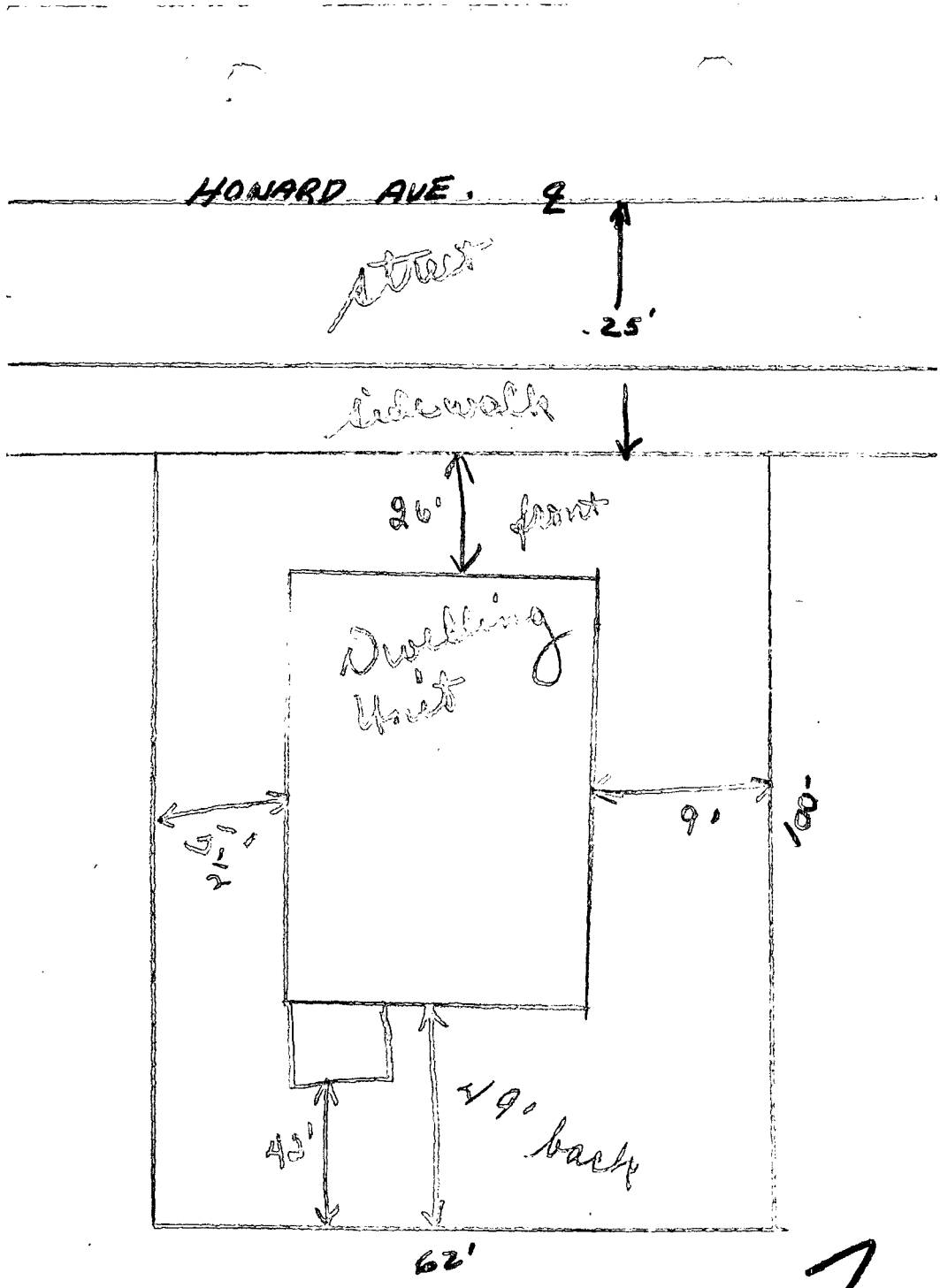
Location 2032 HOWARD DR

Applicant WENDELL W WEHRMAN

Subject

USE PERMIT TO CONDUCT A HOME OCCUPATION BUSINESS OF LAWN MAINTENANCE SERVICE FROM RESIDENCE IN AN R-1 ZONE.

123456


HOWARD AVE. ℄
street
25'
sidewalk
26' front
Dwelling Unit
9'
100'
5½'
42'
29' back
62'

7

J-7-58

April 8, 1958

Mr. Wendell W. Wehrman
2032 Howard Avenue
Las Vegas, Nevada

Re: USE PERMIT U-7-58

Dear Mr. Wehrman:

At a regular meeting of the Board of Commissioners held April 2, 1958, your application to operate as a home occupation a lawn maintenance service at 2032 Howard Avenue, was considered.

On motion made, seconded and carried this application for Use Permit was approved, as recommended by the Board of Zoning Adjustment, providing you have no employees, do no advertising, and there is no change in the character of your residence. It was further stipulated that the operation of your business be reviewed by the License Department in one year.

Very truly yours,

Shirley Lodwick
City Clerk

s
cc: Planning Department
License Department

APR 1958
RECEIVED
PLANNING DEPARTMENT

R E F E R R A L

BOARD OF COMMISSIONERS

TO: PLANNING DEPARTMENT DATE: 4-7-58

At the 4-2-58 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT (U-7-58) - Application of Wendell Wehrman to conduct a home occupation business of lawn maintenance service from his home at 2032 Howard Drive approved.

Documents Attached:

City Clerk

COMPLETE & RETURN TO CITY MANAGER'S OFFICE BY: **Information--acknowledge**

TO: A. H. KENNEDY, City Manager DATE: 4/8/58

FROM: Director of Planning.

Please note that the action on the above is as follows:

Above information hereby acknowledged.

Documents Attached:

Department Head

Action approved by City Manager

(Date)

NO. 11--4/2/58

City Manager

Mrs. John M. Clark appeared before the Board and stated that she had contacted the other property owners in this block and none of them want to put in a sidewalk at this time. She said that her husband's business at this location would merely be an answering service, and she requested that the installation of sidewalk be waived.

Commissioner Fountain moved this application for use permit be approved and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting held on the 2nd day of April, 1958 having considered the application of John M. Clark for use permit to conduct a home occupation business in his home at 236 North 18th Street, consisting of the sale and installation of awnings which will be delivered direct to the customer from the shipping company; and

The Board having considered the recommendation of the Board of Adjustment approving this application subject to the condition that the operation of this business be reviewed by the License Department in one year;

NOW, THEREFORE, IT IS THE DECISISION of this Board that the application of John M. Clark for use permit to conduct a home occupation business at 236 North 18th Street be approved subject to the conditions as set forth by the Board of Adjustment.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

USE PERMIT - U-7-58
Wendell Wehrman

Consideration was given to the application of Wendell Wehrman for a use permit to conduct a home occupation business of lawn maintenance service from his home at 2032 Howard Drive (Lot 21, Block 8, Charleston Park #2) in an R-1 zone.

Planning Director Bills reported that this business will have no employees, and the application was approved by the Board of Adjustment subject to the stipulation that the operation of the business be reviewed by the License Department in one year. Mr. Bills further stated that all off-site improvements are completed.

Commissioner Whipple moved this application for use permit be approved and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting held on the 2nd day of April, 1958 having considered the application of Wendell Wehrman for use permit to conduct a home occupation business of lawn maintenance service at 2032 Howard Drive (Lot 21, Block 8, Charleston Park #2) in an R-1 zone; and

The Board having considered the recommendation of the Board of Adjustment approving this application, subject to the stipulation that the operation of the business be reviewed in one year by the License Department;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that the application of Wendell Wehrman for use permit to conduct a home occupation business at 2032 Howard Drive be approved subject to conditions set forth by the Board of Adjustment.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

USE PERMIT - U-1-58
First Southern Baptist Church

City Manager Kennedy reported on the installation of a sewer line in connection with the use permit granted the First Southern Baptist Church to construct a church building on the southeast corner of 6th and St. Louis. He stated that the estimated cost of putting this line in would be $2200, and a large portion of this would be contrary to the overall sewer plan, and as the overall sewer plan would be put in this line would be abandoned or cut off because it would transfer a large portion of the sewage into the wrong trunk line. Mr. Kennedy recommended that the Church be allowed to use a septic tank until a sewer line is put in this area.

Mr. Ray Cutright, one of the Church Trustees was present and advised the Commission that they would be willing to enter into an agreement to participate in an assessment district for the installation of sewer and would connect when a line is available.

Commissioner Whipple moved that the First Southern Baptist Church at the southeast corner of 6th and St. Louis be permitted to use a septic tank until a sewer line is available.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

CHARLESTON HEIGHTS
TRACT NOS. 6 & 7
Tentative Maps

Director of Planning Bills presented the tentative maps of Charleston Heights Subdivision, Tract Nos. 6 & 7 and advised the Board that these maps have been approved by the Planning Commission, subject to the following conditions:

1. Approval of the sewerage plan by the Engineering Department.

2. Dedication and improvement of Fir Street from Charleston Heights #7 to Decatur Boulevard, with the final approval of the street design subject to approval of the Planning and Engineering Departments.

3. The Subdivider meeting responsibilities to the School District for the provision of land for school site purposes.

Commissioner Fountain moved the tentative maps of Charleston Heights Tract Nos. 6 and 7 be approved, subject to the conditions set forth by the Planning Commission.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

REZONING - Z-46-56
East Charleston

Commissioner Whipple moved the application for the rezoning of property on Charleston Boulevard between 15th and Fremont Streetsnow zoned R-4 to C-1 be referred back to the Planning Commission for further study.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

[illegible]

[illegible]

[illegible]

March 31, 1958

Honorable Mayor and Board of City Commissioners
City Hall
Las Vegas, Nevada

Gentlemen:

As a [illegible] of the Board of Zoning Adjustment on March [illegible], 1958, the [illegible] to the Board of City Commissioners [illegible] [illegible] to operate as a [illegible] from his home with an [illegible], [illegible] character in [illegible], and [illegible] [illegible], [illegible], in an [illegible] zone, with the [illegible] [illegible] [illegible] [illegible] that the [illegible] [illegible] [illegible] [illegible] by the License Department.

[illegible] [illegible] [illegible] [illegible].

[illegible] [illegible] - Secretary
Board of Zoning Adjustment

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

March 31, 1958

Mr. [illegible] Lehrman
[illegible] Edward [illegible]
[illegible], Nevada

Dear Mr. Lehrman:

At a [illegible] on March 27, 1958, the Board of Zoning Adjustment voted to refer to the Board of City Commissioners your application for a [illegible] to operate as a "home occupation" a [illegible] maintenance service from your home with no employees, no advertising, [illegible] in character in your residence, and as part [illegible] only, at [illegible] Board House, [illegible] described as Lot 21, [illegible], [illegible] in an [illegible] zone, with the recommendation that it [illegible], with the stipulation that the operation of the [illegible] be reviewed in one year by the License Department.

This application will now be forwarded to the Board of City Commissioners for further action.

Very truly yours,

[illegible] J. [illegible]
Director of Planning

[illegible]/cr
CC: City Clerk
City Manager
City Attorney
Dept. of [illegible]

However, they are opposed to sidewalk construction in this area at this time. The names were as follows: Mrs. Grant Price, 240 North 18th Street; N. J. Lombardi, 244 North 18th Street; John J. Corcoran, 248 North 18th Street; R. H. Foot, 232 North 18th Street; J. W. Jensen, 228 North 18th Street; W. K. Fernley, 237 North 19th Street; S. Savalli, 216 North 18th Street; Mrs. Austin Rose, 212 North 18th Street; Dale V. Hunt, 241 North 19th Street; Esther Laughinghouse, 224 North 18th Street. Mr. Bills explained to the board, that the improvement agreement asked for the construction of a sidewalk in front of the applicants home. After considerable discussion, a motion was made by Mrs. Hurley, seconded by Mr. Borin, that the application of John M. Clark for a Use Permit to conduct a "home occupation" business at his home, consisting of purchasing and installing awnings which will be delivered directly to customers from shipping depot, no phase of this business will be conducted at his home at 236 North 18th Street, legally described as Lot 4, Block 1, Church Tract (Amended), in an R-1 zone, be approved subject to the signing of an improvement agreement and the posting of a bond, with the stipulation that the operation of the Use Permit be reviewed in one year by the License Department.

Upon roll call the ayes and nays were as follows:

Aye:	Hurley Borin Garth McCoig	Nay: None	Absent: Replogle

The Acting Chairman thereupon declared the motion carried and the application approved.

U-7-58 The application of Wendell W. Wehrman for a Use Permit to operate as a "home occupation" a lawn maintenance service from his home, there will be no employees, no advertising, no change in character in his residence, and will be part time work only, at 2032 Howard Avenue, legally described as Lot 21, Block 8, Charleston Park No. 2, in an R-1 zone, was introduced.

The Acting Chairman declared the public hearing open.

Mr. Wendell W. Wehrman was present. He briefly explained to the board that he would store all of his lawn maintenance equipment in his storage

shed at his home, he would transport this equipment in the trunk of his car.

No one was present opposing this application.

Mr. Roy Worthen, 2036 Howard Avenue, the applicant's next door neighbor, was present expressing his approval of the application.

Franklin J. Bills, Director of Planning, read into the record one written communication of approval from C. L. McDonald, 2037 Hassett Avenue.

Mr. Bills also stated that the Building Department recommended there be a limited storage of not more than one (1) gallon of gasoline on the premises.

A motion for approval of the application was made by Mr. Borin, Mr. Garth moved that the motion be amended as follows: that the application be approved with the stipulation that the License Department check it once a year, Mrs. Hurley seconded Mr. Borin's motion and Mr. Garth's amendment.

Upon roll call the ayes and nays were as follows:

Aye: Hurley, Borin, Garth, McCoig Nay: None Absent: Replogle

The Acting Chairman thereupon declared the motion carried and the application approved.

The Acting Chairman introduced Resolution #213, A RESOLUTION COMMENDING FRANKLIN J. BILLS AS DIRECTOR OF PLANNING, whereupon Mrs. Hurley moved its adoption, and this was seconded by Mr. Garth.

Upon roll call the ayes and nays were as follows:

Aye: Hurley, Borin, Garth, McCoig Nay: None Absent: Replogle

The Acting Chairman thereupon declared the motion carried and the Resolution adopted.

(Resolution #213 is on file in the Document Book as Document #218)

Upon motion being duly made and seconded, the meeting of the Board of Zoning Adjustment was declared adjourned at 8:20 P.M.

FRANKLIN J. BILLS - Secretary
Board of Zoning Adjustment

DIRECTOR OF PUBLIC WORKS

INTER-OFFICE COMMUNICATION

DATE: March 21, 1958
FILE: 504.4b

TO : PLANNING DEPARTMENT

FROM : WORKS ENGINEER

SUBJECT : USE PERMIT U-7-58 WENDELL W. WEHRMAN

Your memorandum of March 18 requested comments in regard to the application of Mr. Wendell W. Wehrman for a Use Permit to operate as a home occupation a Lawn Maintenance Service from his home located at 2032 Howard Avenue.

Location of this residence is in an area recently subdivided and has all off-site improvements installed. The Engineering Department has no further comment on the merits of this application.

V. B. UEHLING
WORKS ENGINEER

VBU:sc

55.06

CLARK COUNTY HEALTH DEPARTMENT
STEWART AND SECOND STREETS - BOX 392
TELEPHONE DU 2-1635
LAS VEGAS, NEVADA

SUPPORTED BY
CLARK COUNTY
LAS VEGAS
NORTH LAS VEGAS
STATE OF NEVADA

DIVISION OF: Administration

March 20, 1958

Mr. Franklin J. Bills
Director of Planning
City of Las Vegas
City Hall
Las Vegas, Nevada

Re: Wendell W. Wehrman Use Permit

Dear Mr. Bills:

In reference to the "home occupation" Use Permit to operate "a lawn maintenance service from his home" we see no public health objection if this serves simply as a headquarters station. If this means a repair shop, then it is my opinion that the operation is in the wrong district.

Very truly yours,

D. D. CARR, M.D.
HEALTH OFFICER

DDC:vs

MAR 1958
RECEIVED
PLANNING DEPARTMENT

PLANNING DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE: March 18, 1958

TO: Building Department

FROM: Director of Planning

SUBJECT: Wendell W. Wehrman U-7-58 March 27, 1958

Attached hereto please find a copy of the plot plans submitted by Wendell W. Wehrman for a Use Permit to operate as a "home occupation" a lawn maintenance service from his home. There will be no employees, no advertising, no change in character in his residence, and will be part time work only, at 2032 Howard Avenue, legally described as Lot 21, Block 8, Charleston Park No. 2, in an R-1 zone.

Your remarks regarding this application prior to March 25th will be greatly appreciated.

FRANKLIN J. BILLS
Director of Planning

U-7-58

3/19/58

This type of business could result in excessive amount of gasoline being stored at owner's home. Providing not more than 1 gallon of gasoline is stored (in an approved safety container), no objections —

March 18, 1958

Clark County Health Department
200 Stewart Avenue
Las Vegas, Nevada

Gentlemen:

Attached hereto please find a copy of the plot plans submitted by Wendell W. Wehrman for a Use Permit to operate as a "home occupation" a lawn maintenance service from his home. There will be no employees, no advertising, no change in character in his residence, and will be part time work only, at 2032 Howard Avenue, legally described as Lot 21, Block 8, Charleston Park No. 2, in an R-1 zone.

Your remarks regarding this application prior to March 25th will be greatly appreciated.

FRANKLIN J. BILLS
Director of Planning

U-7-58

NOTICE OF PUBLIC HEARING

March 17, 1958

Notice is hereby given that on March 27, 1958 at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

WENDELL W. WEHRMAN FOR A USE PERMIT TO OPERATE AS A "HOME OCCUPATION" A LAWN MAINTENANCE SERVICE FROM HIS HOME. THERE WILL BE NO EMPLOYEES, NO ADVERTISING, NO CHANGE IN CHARACTER IN HIS RESIDENCE, AND WILL BE PART TIME WORK ONLY, AT 2032 HOWARD AVENUE, LEGALLY DESCRIBED AS LOT 21, BLOCK 8, CHARLESTON PARK NO. 2, IN AN R-1 ZONE.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by counsel and object to or express approval of the proposed Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

FRANKLIN J. BILLS
Director of Planning

U-7-58

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned Wendell W. Wehrman, the owner, respectfully petitions for a special use permit to: Runs a lawn maintainance service from home. No employees, No Advertising, No Change in character of my residence, Part time work only.

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

The property is situated at 2032 Howard ave. between Crestwood Dr. and Eastern Ave. in Land Use Zone R-1.

Said property is legally described as follows: Lot 21 Blk 8, Charleston Park #2

Said property was acquired by the applicant on Nov. 20th 1954 (Month Day Year) State the use of property permitted under the deed restrictions. No pertinent restrictions.

Expiration date of deed restrictions: [redacted] 1954 (Month Day Year)

TO ACCOMPANY THIS APPLICATION:

1. Five 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, etc.

2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

We We are owner's

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

DU 2-2172
Telephone Number

Wendell W. Wehrman
Signature of Owner

2032 Howard Ave.
Mailing Address

Subscribed and sworn to before me this 26th day of February 1958.

Carl B. Cassady
Notary Public

Com. Expires 3-25-60

The prescribed filing fee of $25.00 received by: Shirley Webb

Receipt No. 01483

Date 2/26/58

U-7-58

CHARLESTON PARK TR. #2

BLOCK	LOT	NAME	ADDRESS
7	58	John E. & Beverly Whiting	2036 Hassett Ave.
	59	Ray P. & Rosie Kent	2032 Hassett Ave.
	60	Edmund L. & Mary R. Juillerat	2028 Hassett Ave.
	61	Thomas A. & Theresa A. Mulroy	2024 "
	62	Mike & Frances Kastris	2020 "
	63	Clella May Keckler	2016 "
	64	Samuel & Sylvia E. Solomon	2012 "
	91	Glenn L. & Veda B. Wadsworth	2021 Canosa Ave.
	92	Daniel J. & Helen M. Capri	2025 "
	93	Bert Axel Johnson & Lorraine Margaret Johnson	2029 "
	94	Ben & Betty Rosenfeld	2033 "
	95	Robert Plaut - Joseph H. Plaut	2037 "
8	20	Roy L. & Lucille Worthen	2036 Howard Ave.
	21	Wendell W. & Reba D. Wehrman	2032 "
	22	Dennis G. & Shirley Myers	2028 "
	23	Glenn R. & Irene Elaine Burroughs	2024 "
	24	Lawrence V. & Velda E. Drace	2020 "
	25	Norris & Frances Miller	2016 "
	26	Joseph L. & Ollie L. Kelley	2012 "
	51	Jowarren B. & Frances L. Shivley	01340598 17th Sig. Bat., APO 164 - N.Y., N.Y.
	52	Cameron L. & Ora McDonald	2017 Hassett Ave.
	53	Robert J. & Mary E. Krieger	2021 Hassett Ave.
	54	Julius & Ray Samuels	2025 "
	55	William R. & Thora B. Darling, Jr.	110 Joshua St. -Hender
	56	James Joseph & Jeanne Ann Cavanaugh	2033 Hassett Ave.

8	57	Herbert J. & Malvene S. Rowe	2037 Hassett Ave.
9	13	Michael H. & Velma B. Richie	2013 Howard Ave.
	14	Thomas & Anita Papagna	7851 Cantaloupe Van Nuys, Calif.
	15	Willis A. & Jean M. Robinson	2021 Howard Ave.
	16	Lester C. & Edna E. Baird	2025 "
	17	Casimer D. & Agnes P. Thomas	2029 "
	18	Jackson C. & Norma L. Hightower	2033 "
	19	Frank. M. & Beulah J. Kimball	2037 "
1	1	Vito & Gilberts Marcogliese	1600 Eastern Ave.
	2	Ruth M. Fitzgerald	1615 "
	3	Fred H. & Jean M. York	1621 "
	4	Manuel E. & Laura F. Sanchez	1625 "
	5	Herbert W. & Irene E. Brethour	1701 "
	6	Richard & Edna Kendall	1705 "
	7	Robert J. Ramsey	315 15th St. Oakland, Calif.
	8-9-10-11	Robert J. Ramsey	"
	47	Wayne G. & Christel I. Clark	1716 Ardmore St.
	48	Tuesday Corporation	Box 1809
	49-50	Milton D. & Dorothy Heade	1708 Ardmore St.
	51	Thomas W. & Yolanda Davies	1700 Ardmore St.
	52	Mervyn Z. & Mara L. Ivy	1624 Ardmore St.
	53	Michael & Frances L. Perri, Anna V. D'Andrea	1618 Ardmore St.
	54	Maurice & Velie R. Negrete	1614 Ardmore St.
	55	Virginia Furlone - Suzon A. Small	2106 E. Oakey Blvd.
5-26-1 X		Agnes Burton	Pinewood Hotel 2744 Pinegrove Ave Chicago 14, Illinois

Las Vegas Nev.
March, 22, 1958

Mr Franklin J. Bills.
Dear Sir.
I wish to express my approval for Mr Wendell W. Wehrman, to operate as a "Home Occupation" a lawn maintenance service from his home at 2032 Howard Avenue

C. L. McDonald
2017 Hassett Avenue
Las Vegas, Nevada

File
FO

U-7-58

MAR 1958
RECEIVED
PLANNING DEPARTMENT