

Planning & Development Department
Scanning Cover Sheet

Case No U-14-67

APN

Location 5213 PEBBLE BEACH BLVD

Applicant J B PARKER

Subject

HOME OCCUPATION USE PERMIT TO ALLOW AN OFFICE
& DISPATCHING OPERATION FOR SCENIC AIRLINES
(AIR TAXI) ON PROPERTY IN LAND USE ZONE R-1



400 Stewart Street
Las Vegas, Nevada

May 5, 1967

Mr. J. B. Parker
5213 Pebble Beach Boulevard
Las Vegas, Nevada

Re: U-14-67 (HO)

Dear Mr. Parker:

At the special meeting of the Board of Zoning Adjustment held May 4, 1967, consideration was given to your request for a Home Occupation Permit to allow an office and dispatching operation for Scenic Airlines (Air Taxi) on property generally located on the south side of Pebble Beach Boulevard between North Fay Boulevard and Tequesta Road, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to deny this item as not being in accord with the general spirit and purpose of the Ordinance.

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, A.I.P.
Director of Planning

DJS/mac

cc: City Clerk

east corner of East Charleston Boulevard and Chapman Drive, in land use zone C-1.

Mr. Saylor reported that previous approval was for a billboard installation on the southeast corner of Chapman Drive and East Charleston Boulevard and that at that time there was a substantial amount of discussion as to location. The new proposed location for the sign would be adjacent to the east property line and would not be a sight restriction to the adjoining property.

MR. CARL GROSS, representative from Donrey Outdoor Advertising Company, 1217 South Commerce Street, appeared for the applicant and stated that the relocation of the sign would make it easier for people to see and the property owners of the adjacent property were in favor of having the sign moved.

No one appeared in protest.

Mr. Boyer moved that the request of I. L. HOOVER for a sign relocation on property generally located on the southeast corner of East Charleston Boulevard and Chapman Drive, in land use zone C-1, be approved.

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

4. NEW BUSINESS:

U-14-67 (HO)

Denied

Application of J. B. PARKER for a Home Occupation Permit to allow an office and dispatching operation for Scenic Airlines (Air Taxi) on property legally described as Lot 8, Block 20 of Golf Ridge Terrace Unit No. 7-D, and generally located on the south side of Pebble Beach Boulevard between North Fay Boulevard and Tequesta Road, in land use zone R-1.

Mr. Saylor reported that the applicant had read and signed the Home Occupation Permit Questionnaire and answered "yes" to two of the questions - there would be employees to answer the phone and to write letters; there will be advertising in the yellow pages of the telephone directory.

Staff has no recommendations but suggests that a very close look be given to the situation of approving what appears to be a general office function and whether

or not this will be stretching the intent and definition of what a customary home operation is supposed to mean.

The applicant was not present.

After a brief discussion as to whether or not this would fit into the regular home occupation category, Mr. Boyer moved that the application of J. B. PARKER for a Home Occupation Permit to allow an office and dispatching operation for Scenic Airlines (Air Taxi) on property generally located on the south side of Pebble Beach Boulevard between North Fay Boulevard and Tequesta Road, in land use zone R-1, be denied on the basis that it does not qualify as a customary home occupation.

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

5. V-4-67

Denied

Application of VICTOR F. WHITTLESEA for a Variance to construct a wash room in the northeast corner of said lot and to remodel the existing wash room into an additional apartment unit, on property legally described as Lots 24 and 25, Block 13 of Meadows Addition, and generally located on the north side of Boston Avenue between Fairfield Avenue and Industrial Road, in land use zone R-4.

Mr. Saylor distributed plot plans to the Board members and pointed out the location on the map. Mr. Saylor stated that the property is located on Boston Avenue, east of Fairfield Avenue and is approximately 150 feet from the dividing line of the C-M zone and the multi-family zone. The original building permit was issued in 1955 for nine units which at that time was permitted by Ordinance. He also stated that there is no off-street parking on the property. Mr. Saylor further stated that the plan was to construct a new wash room and to convert the present wash room into an apartment unit. The wash room addition would be 18.6 feet from the rear property line and the Ordinance requires 20 feet. There is one letter of protest on file. The letter of protest indicated that the persons protesting had been denied the approval of additional units on their property and they felt that the ground area is too small.

Chairman Hoggard declared the public hearing open.

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, * J. Benji Parkw., the owner, respectfully petitions for a special Use Permit to:

Office & Dispatching operation for Seismic Airlines (Air Taxi)

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

The property is situated at 5213 Pebble Beach between N Fay Blvd and Tequesta in Zoning District R-1. Said property is legally described as follows, to wit:

City of Las Vegas, County of Clark

Lot Eight (8) in Block Twenty (20) of Golf Ridge Terrace Unit No. 7-D as shown by map thereof on file in Book 7 of Plats, page 2, in the Office of the County Recorder of Clark County, Nevada.

Generally located on the S side of Pebble Beach Blvd between Fay Blvd and Tequesta Rd.

OWNER'S AFFIDAVIT

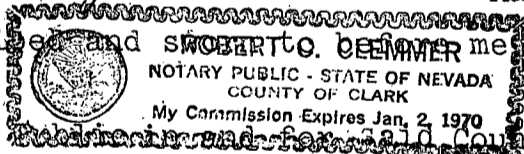
STATE OF NEVADA) ss: COUNTY OF CLARK)

(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)

J. Benji Parkw. 5213 Pebble Beach 878-1860 Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 19th day of April, 1967



Notary Public in and for said County and State 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 Receipt No. 26710 Case No. U-14-67(HO)

Received by: [Signature] Date: 4/19/67

Set for 4/27/67 B2A

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, walls,
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 type="checkbox"/> | <input checked="" type="checkbox"/> | <i>To answer phone & write letters.</i> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Telephone yellow page</i> |
| 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.

4/18/67

Date

J. B. [Signature]
Signature

April 19, 1967

Mr. Clemmer notified applicant of the meeting date and time this application would be reviewed by the BZA, therefore, a follow-up letter is unnecessary.

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