

Planning & Development Department  
Scanning Cover Sheet

Case No U-37-69

APN

Location 2200 BONNIE BRAE

Applicant RICHARD J & BETTY F HILTS

Subject

HOME OCCUPATION USE PERMIT TO CONDUCT A  
BUSINESS CONCERNED WITH AUDIO-VISUAL  
MATERIALS SUCH AS FILMS, TAPES,  
TRANSPARENCIES, ETC., PRIMARILY FOR  
EDUCATIONAL PURPOSES IN LAND USE ZONE R-1



CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE October 28, 1969

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 4508

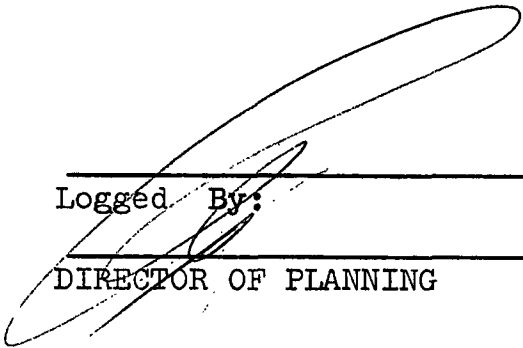
NAME OF BUSINESS Rajah Productions

TYPE OF BUSINESS Production of Audio-Visual Materials

ADDRESS 2200 Bonnie Brae ZONE R-1 U-37-69(HO)

	YES	NO
THIS IS A CHANGE OF NAME	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Application is	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	and forwarded to	Bldg. <input checked="" type="checkbox"/>	License <input type="checkbox"/>
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Logged By: 

DIRECTOR OF PLANNING

Planning Department  
October 27, 1969

Richard and Betty Hilts  
2200 Bonnie Brae  
Las Vegas, Nevada 89102

Re: U-37-69 (NO)

Dear Mr. & Mrs. Hilts:

At a regular meeting of the Board of Zoning Adjustment held October 23, 1969, consideration was given to your request for a Home Occupation Permit to allow you to conduct a business concerned with audio-visual materials; such as films, tapes, etc., primarily for educational purposes at residence located at 2200 Bonnie Brae, between Bryn Mawr and Brich in Land Use Zone, R-1.

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

1. The home address shall not be included in the Telephone Directory or newspaper advertisements.
2. Review by the Board if any complaint arises regarding this operation.

Sincerely yours,

DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS:kt

Mr. Foster further stated the Board can either approve, deny, or schedule a public hearing for this Home Occupation Permit. He stated if this application is approved, it should be subject to the normal conditions that if any complaint arises, it will be brought before the Board for review, and also the resident's address not be used in any advertisement.

Mrs. Gibbs appeared and stated she would be the only one doing the typing and she would get the work through students at the University and also through an advertisement in the telephone book. She further stated that no one would be coming to her residence since she would pick up and return the work herself.

Mr. Johnston moved that this application be approved with the condition that if any complaint arises, it be brought before the Board for Public Hearing and that no address of the residence be used in advertisements. The motion was seconded by Mr. Robbins and carried unanimously.

3. U-37-69 (HO)

APPROVED

Application of Richard J. and Betty F. Hilts for a Home Occupation Permit to allow them to conduct a business concerned with audio-visual materials, such as films, tapes, transparencies, etc., primarily for educational purposes, at residence located at 2200 Bonnie Brae, between Bryn Mawr and Birch in Land Use Zone, R-1.

Mr. Foster stated the applicant films and tapes various educational items. The applicant then advertises to rent or sell this educational material. He indicated most of them will be used by the School District for their educational programs. Mr. Foster further stated that Mr. Hilts answered all the questions on the questionnaire favorably and there did not appear to be any problem.

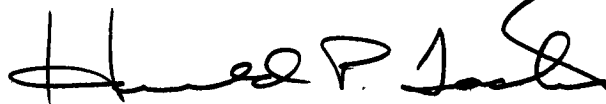
Mr. Hilts appeared and stated this was a continuation of his employment which is Audio-Visual Coordinator at Brinley Jr. High School. He felt that since he does this as a hobby, he would supplement his income also. He stated that at this time there is a lack of this type of information available on Nevada itself, and part of his project is to make film strips and tapes about Nevada.

Mr. Johnston asked Mr. Hilts if his selling of this material would be primarily to the School District? Mr. Hilts stated that he hoped to sell to the School District, and eventually to other school districts, and to any individuals who would wish to purchase them. He also stated no one would be coming to his residence, and all transactions would be done through the mail.

Mr. Robbins made a motion to approve the application subject to the condition if any complaint arises, it be brought before the Board for Public Hearing, and that no advertising include the resident's address. Mr. Johnston seconded the motion and it was carried unanimously.

ADJOURNMENT:

There being no further business before the Board of Zoning Adjustment, the meeting was adjourned at 8:20 P.M.

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Harold P. Foster  
Senior Planner

Acting for Don J. Saylor  
Director of Planning

HPF:kt

*City of* **LAS VEGAS**  
N E V A D A

Planning Department  
October 21, 1969

Mr. & Mrs. Richard J. Hilts  
2200 Bonnie Brae  
Las Vegas, Nevada

Re: U-37-69 (H0)

Dear Mr. & Mrs. Hilts:

Your application, File No. U-37-69 (H0) for a Home Occupation Permit to conduct a business concerned with audio-visual materials, such as films, tapes, etc., primarily for educational purposes, located at 2200 Bonnie Brae, is scheduled to be considered by the Board of Zoning Adjustment at a meeting to be held at 7:30 P.M., on October 23, 1969, in the Council Chambers of the 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.

Sincerely,

DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS:kt

Enclosure

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

APPLICATION FOR A USE PERMIT

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 J. Hilts and Betty F. Hilts, the owner, respectfully petitions for a special Use Permit to conduct a business concerned with audio-visual materials; films, tapes, and transpanencies, primarily for educational purposes.

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

The property is situated at 2200 Bonnie Brae between Bryn Mawr and Birch in Zoning District R-1. Said property is legally described as follows, to wit: Lot 23, Block 2, Glen Heather Estates Sub-Division #1

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) Betty F. Hilts
Richard J. Hilts
2200 Bonnie Brae, Las Vegas, Nev.
89102
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 20th day of October, 1969
Elizabeth M. Dugan
Notary Public in and for said County and State
Notary Public - State of Nevada
My Commission Expires June 7, 1970

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. 2690
Case No. 4-37-69 (40)

Received by: [Signature]
Date: 10/21/69

BZA: 10/23/69

Business Lic. Opp 10/27/69

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, 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.

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.

10-19-69

Date

Richard J. Hiltz  
Signature