

Planning & Development Department  
Scanning Cover Sheet

Case No U-17-63

APN

Location NORTH SIDE OF ALTA DR BTWN  
UPLAND DR & MALLARD AVE

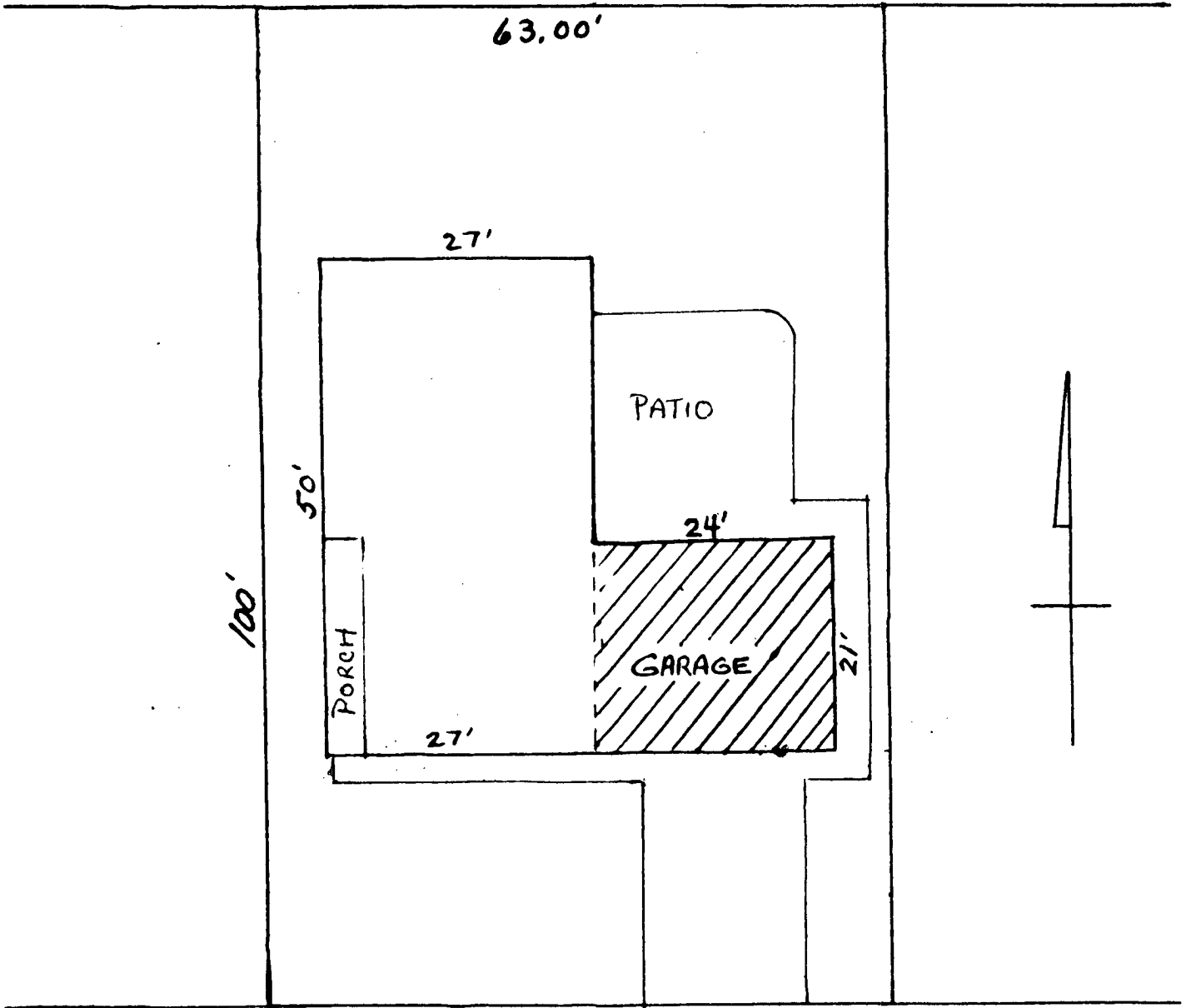
Applicant ARTHUR L SCHRUHL

Subject

USE PERMIT FOR A CUSTOMARY HOME OCCUPATION  
PERMIT TO ALLOW A MOTION PICTURE RENTAL SVC  
IN AN R-1 ZONE



CHARLESTON HEIGHTS TRACT No. 8, UNIT 3



LOT # 9  
BLOCK 22

RESIDENCE 5812 ALTA DRIVE

SCALE: 1/16" = 1'0"

7

U-17-63

Planning Department  
400 Stewart Avenue

April 2, 1963

Mr. Arthur L. Schruhl  
5812 Alta Drive  
Las Vegas, Nevada

Dear Mr. Schruhl,

At the regular meeting of the Board of Zoning Adjustment held on March 28, 1963, consideration was given to your request for a Customary Home Occupation Permit to allow a motion picture rental service in your home on property generally located on the north side of Alta Drive between Mallard Street and Upland Boulevard, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to deny this item.

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

U-17-63

this type use is a customary home occupation. On that basis, Staff recommended approval subject to the conditions that it be for Mrs. Louise Davis only, and non-transferable, with the provision that if it ever becomes the source of any complaints, it may be reviewed again, with the right to deny, at a later date.

After discussion, Mr. White moved that the application of MANUEL G. JIMENEZ for a Customary Home Occupation Permit to allow Mrs. Louise Davis to do clothing alterations in her home on property generally located on the south side of West Owens between the UP Railroad Tracks and North Main Street, in land use zone R-T, be approved subject to the following conditions:

- (1) That it be in the name of Mrs. Louise Davis, and non-transferable.
- (2) That if any complaints are registered, the application be subject to review, with the right to deny at a later date.
- (3) Strict adherence to the Ordinance relative to Home Occupations.

Mr. Gilday seconded the motion and the vote was unanimous.

3. U-17-63

Customary Home Occupation

Denied

Application of ARTHUR L. SCHRUHL for a Customary Home Occupation Permit to allow a motion picture rental service in his home on property legally described as Lot 9, Block 22, Charleston Heights Tract #8, Unit #3, and generally located on the north side of Alta Drive between Upland Drive and Mallard Avenue, in land use zone R-1.

Mr. Saylor gave the Staff report pointing out the general location. Staff felt that this does not qualify as a home occupation as it involves the sale of a commodity, which is a commercial enterprise and conflicts with the specifications as set forth in the Zoning Ordinance.

Further, however, Staff recommended to the Board that if the Board does feel there is any credence to the application, that a public hearing be held.

Mr. Arthur L. Schruhl appeared in his own behalf, describing the operation he requested in his application. He stated the rental involved 12 films which he had reservations for from the PTA's and Schools. Reservations were handled by telephone or the mails, with no customer traffic involved, as the applicant delivered and picked the films up after use, where he stored them until the next Friday delivery. He stated the only commercial vehicle involved was a parcel post truck making the initial delivery of the 12 films which he leased for a 3 month period.

After discussion, Mr. Hoggard moved that the application of ARTHUR L. SCHRUHL for a Customary Home Occupation Permit to allow a motion picture rental service in his home on property generally located on the north side of Alta Drive between Upland Drive and Mallard Avenue, in land use zone R-1, be denied.

Mr. Gilday seconded the motion and the vote was unanimous.

#### PUBLIC HEARINGS:

4. U-8-63

Abeyance

Application of NAT & BETTY BRANDWYNNE and ALFRED & JUDITH ALVAREZ for a Use Permit to construct a professional office building on property legally described as Government Lot No. 51 in the south half (S 1/2) of the south half (S 1/2) of Section 36, T20S, R60E, MDB&M, and generally located on the north side of West Charleston Boulevard between Upland and Jones Boulevards, in land use zone R-4.

Mr. Saylor pointed out the general location of this parcel. He stated this application was pending the reclassification of the property to R-4 zone, however, this has not been consummated. Staff recommended that this item be held in abeyance until that time, however, suggests that the Board make record of any protestants who may be in the audience, as it is a public hearing.

## INTER-OFFICE MEMORANDUM

March 27, 1963

TO: Planning Department

FROM: Deputy Director of Public Works

SUBJECT:

Use Permit U-17-63  
Arthur L. Schruhl

COPIES TO:

Your memorandum of March 4, requested comments from the Engineering Department on the application for a Use Permit to engage in a home occupation for motion picture rental service on property located at 5812 Alta Drive.

All of the offsite improvements have been installed as a part of Charleston Hights Tract #8, Unit #3. There are no further requirements by the Engineering Department.



V. B. Uehling  
Deputy Director of Public Works

VBU:jf

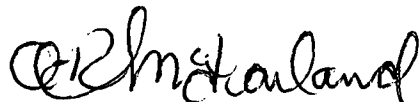


## INTER-OFFICE MEMORANDUM

March 14, 1963

<b>TO:</b> Mr. Don J. Saylor Director of Planning	<b>FROM:</b> O. K. McFarland, Batt. Chief Fire Prevention Bureau
<b>SUBJECT:</b> U-17-63 Arthur L. Schruhl 5812 Alta Drive Las Vegas, Nevada	<b>COPIES TO:</b>

This department has no objections to the use permit applied for by Arthur L. Schruhl to engage in a Motion Picture Rental Service at 5812 Alta Drive provided, however, this business meets all fire and building code regulations.



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

OKM/hek

**Planning Department  
400 Stewart Avenue**

**March 11, 1963**

**Mr. Arthur L. Schruhl  
5812 Alta Drive  
Las Vegas, Nevada**

**Dear Mr. Schruhl,**

**Your application, U-17-63, a Home Occupation Permit to allow you to conduct a motion picture rental service in your home, is scheduled to be considered at the regular meeting of the Board of Zoning Adjustment, to be held at 7:30 PM 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 questions that may arise regarding this application.**

**Yours truly,**

**DON J. SAYLOR  
Director of Planning**

**DJS:eb**

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: March 4, 1963

TO: ✓ Bldg. Dept. -- Fire Dept. -- Engineering Dept.

FROM: Planning Department

SUBJECT: File No. U-17-63, Board of Zoning Adjustment Meeting March 28, 1963

Application has been submitted by: Arthur L. Schruhl  
5812 Alta Drive  
Las Vegas, Nevada

for a Use Permit/~~Variance~~ to: engage in a Motion Picture Rental Service  
(Home Occupation)

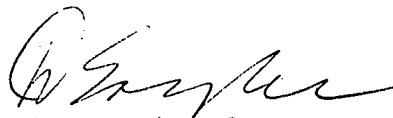
The property is located at: 5812 Alta Drive, Las Vegas, Nevada

In land Use Zone: R-1

Legally described as: Lot 9, Block 22, Charleston Heights Tract No. 8, Unit No. 3

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

March 25, 1963

  
DON J. SAYLOR  
Director of Planning

Plot plan submitted: yes - Attached

~~no~~

mb

NO COMMENT,  
FOR BUILDING DEPT.  
P. P. Brien, 3-7-63  
Asst. Plans Checker

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Arthur L. Schruhl, the owner, respectfully petitions for a special Use Permit to carry on the HOME OCCUPATION of Motion Picture Rental Service to SCHOOLS, P.T.A., CHURCHES AND etc., which complies completely with Las Vegas, Nevada, City Ord. governing HOME OCCUPATION. See attached supplement for details.

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

The property is situated at 5812 Alta Drive (City) between UPLAND BLVD. and MALLARD AVE. in Land Use Zone R-1. Said property is legally described as follows: Lot #9, Block #22, Charleston Heights Tract #8, Unit #3.

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.
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)

Arthur L. Schruhl 5812 Alta Drive, Las Vegas, Nev. 878-3558
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this day of 1963

Notary Public

My Commission Expires January 2, 1966

My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 10.00

Received by

Receipt No. 50638

Date 2/27/63

Case No. U-17-63 (Home Occupation)

March 28, 1963

LOT 9 BLOCK 22

CH TRACT # 8 UNIT 3

R-1 ZONE

(BOB CLEMMER) 214

Attachment No. 1

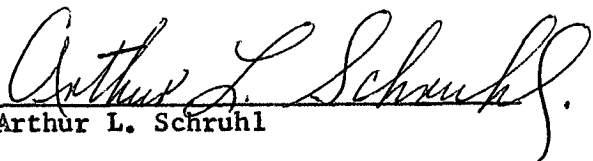
Supplement to: Application For Use Permit by Arthur L. Schruhl, 5812 Alta Drive,  
Las Vegas, Nevada

DESCRIPTION OF BUSINESS

Motion Picutre Rental Service: Service consists of booking films for school Parent Teachers Associations, churches, etc. Approximately twelve feature films are received each month and I deliver one to each of the twelve schools every Friday afternoon. I pick these films up on Monday, repair them if necessary, and redistribute on the following Friday.

All films are pre-selected and dated prior to the opening of school in the fall. No commercial vehicles, customer traffic, display signs, or nuisances of any type are involved in this operation and it is a self-operated service.

Service also includes mail order of special film subjects to schools, churches, Parent Teachers Associations, clubs, individuals and organizations.

  
Arthur L. Schruhl

P.S. The operation is handled completely within the confines of my garage. Film is all 16mm Safety film.