

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0024-62

APN 139-35-212-067

Location 15TH ST & POPLAR AV

Applicant WILLIAM & SHIRLEY HART

Subject

A VARIANCE TO CONSTRUCT 8 APARTMENT UNITS
WHERE ONLY 7 ARE PERMITTED ON PROPERTY
LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 18,
FOURTEENTH STREET ADDITION AND GENERALLY
LOCATED ON THE E SIDE OF 15TH STREET BTWN
POPLAR AV AND MESQUITE AV IN LAND USE ZONE
R-3.



NOTICE OF PUBLIC HEARING

August 23, 1962

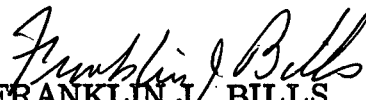
August 8, 1962

Notice is hereby given that on August 23, 1962, 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:

V-24-62

WILLIAM AND SHIRLEY HART FOR A VARIANCE TO CONSTRUCT EIGHT APARTMENT UNITS WHERE ONLY SEVEN ARE PERMITTED ON PROPERTY LEGALLY DESCRIBED AS LOTS 9 and 10, BLOCK 18, FOURTEENTH STREET ADDITION AND GENERALLY LOCATED ON THE EAST SIDE OF 15th STREET BETWEEN POPLAR AVENUE AND MESQUITE AVENUE, IN LAND USE ZONE R-3.

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 Variance, or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.


FRANKLIN J. BILLS
Director of Planning

FJB:mfr

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FRANKLIN J. BILLS
Director of Planning

FJB:mfr

VARIANCE
V-24-62

Approved

VARIANCE (V-24-62) - APPLICATION OF WILLIAM AND SHIRLEY HART to construct eight apartment units where only seven are permitted, on property generally located on the east side of 15th Street between Poplar Avenue and Mesquite Avenue, in Land Use Zone R-3, legally described as follows:

Lots 9 and 10, Block 18, Fourteenth Street Addition.

Director of Planning, Franklin J. Bills: This application is for permission to construct eight apartment units on a property where only seven are permitted by Code. Here again, these are lots without quite the required footage. This is an area along the shelf on the east part of town, where we have recently granted on 15th Street a slight variance for garden apartments to the north. In view of the tremendous difficulties of construction there, we would be delighted to see this shelf area built up. This is almost identical to previous small variances which have been granted. The Board of Zoning Adjustment recommended approval, subject to conformance to amended plot plan, which provides a little better parking space.

Commissioner Mirabelli moved that the application of Mr. and Mrs. William Hart (V-24-62) to construct eight apartment units on the east side of 15th Street between Poplar Avenue and Mesquite Avenue be APPROVED, with the provision that they conform to amended plot plan that shows a minimum of 35-feet of area at street grade for off-street parking.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Levy, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

VARIANCE
V-25-62

Approved

VARIANCE (V-25-62) - APPLICATION OF FIVE STAR COMPANY to alternate side yard and rear yard setback line on property generally located on Paso de Oro Avenue between Las Verdes Street and Las Flores Street in Land Use Zone R-1, legally described as follows:

Lots 20 and 21, Block 2, Las Verdes Heights, Unit #5.

Director of Planning, Franklin J. Bills, stated application was for a variance on property being newly developed in the Las Verdes tract and that there were no protests at the Public Hearing; and the plot plan was prepared showing this would cause no injury to surrounding properties and would provide the same amount of open space and they merely want to use their rear yards where the side yard set back would normally come; and that Board of Zoning Adjustment recommended approval.

Commissioner Mirabelli moved that the application of Five Star Company (V-25-62) to alternate side yard and rear yard setback line on property generally located on Paso de Oro Avenue between Las Verdes and Las Flores Streets be APPROVED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

September
Fourteenth
1962

Mr. and Mrs. William Hart
1920 Griffith
Las Vegas, Nevada

Re: Variance - V-24-62

Dear Mr. and Mrs. Hart:

At the regular meeting of the Board of City Commissioners held September 12, 1962, consideration was given your application to construct eight apartment units where only seven are permitted on property generally located on the east side of 15th Street between Poplar Avenue and Mesquite Avenue.

Upon motion duly made, seconded and carried this application was approved subject to the following condition:

Conformance to amended plot plan that shows a minimum of 35 feet of area at street grade for off-street parking.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning

PROPERTY OWNERS

OTESTS

APPROVALS

File No. V-24-62

August 29, 1962

**Mr. and Mrs. William Hart
1920 Griffith
Las Vegas, Nevada**

Dear Mr. and Mrs. Hart:

At the regular meeting of the Board of Zoning Adjustment held on August 23, 1962, consideration was given to your request for a Variance to construct eight apartment units where only seven are permitted on property generally located on the east side of 15th Street between Poplar Avenue and Mesquite Avenue, in land use zone R-3.

It was voted by the Board of Zoning Adjustment to refer this item to the Board of City Commissioners with the recommendation that it be approved subject to the following condition:

- 1. Conformance to amended plot plan that would show a minimum of 35 feet of street grade area to be used for parking.**

This item will be heard by the Board of City Commissioners on September 12, 1962 at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

**FRANKLIN J. BILLS
Director of Planning**

FJB:mfr

V-24-62

LAS VEGAS

Date

August 21, 1962

INTER-OFFICE MEMORANDUM

FROM:

Deputy Director of Public Works

Planning Department

TO:

V-24-62 William & Mary Hart

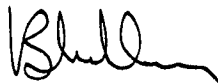
COPIES TO:

Memorandum of August 3rd requested comments from the Engineering Department on the application of William and Mary Hart to construct 8 units on property located on the east side of 15th Street between Poplar Avenue and Mesquite Avenue.

Following comments are made in connection with this application.

Applicant would be required to sign an off-site improvement agreement covering the construction of sidewalk and driveways and to make adequate provision for runoff from the property. A bond in the amount of \$480.00 would be required to be posted to insure the installation of off-site improvements.

It would also be required that the applicant sign an agreement indicating his intention to enter a street lighting assessment district.



V. B. Uehling
Deputy Director of Public Works

:jff

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: August 3, 1962

TO: Engineering, Building and Fire Departments

FROM: Planning Department

SUBJECT: File No. V-24-62, Board of Zoning Adjustment Meeting August 23, 1962

Application has been submitted by: William and Mary Hart

for a ~~Use Permit~~/Variance to: construct eight units where only seven are permitted

The property is located at: on the east side of 15th Street between Poplar Avenue
and Mesquite Avenue

In Land Use Zone: R-3

Legally described as: Lots 9 and 10, Block 18, Fourteenth Street Addition

Your remarks regarding this application prior to August 20, 1962
will be greatly appreciated.


DON J. SAYLOR
Assistant Director
of Planning

Plot plan submitted: yes
no

No comment
Bldg Dept.
H. T. Bider

INTER-OFFICE MEMORANDUM

August 8, 1962

TO: Don J. Saylor, Assistant Director of Palnning	FROM: Donald F. Southwick, Inspector Acting Chief of Fire Prevention
SUBJECT: V-24-62	COPIES TO:

This department has no objection to the above mentioned
variance, providing it meets with the requirements of the
Building and Safety Code.


Donald F. Southwick, Inspector
Acting Chief of Fire Prevention

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: **August 3, 1962**

TO: **Engineering, Building and Fire Departments**

FROM: **Planning Department**

SUBJECT: File No. **V-24-62**, Board of Zoning Adjustment Meeting **August 23, 1962**

Application has been submitted by: **William and Mary Hart**

for a ~~Use Permit~~/Variance to: **construct eight units where only seven are permitted**

The property is located at: **on the east side of 15th Street between Poplar Avenue
and Mesquite Avenue**

In Land Use Zone: **R-3**

Legally described as: **Lots 9 and 10, Block 18, Fourteenth Street Addition**

Your remarks regarding this application prior to **August 20, 1962**
will be greatly appreciated.

Plot plan submitted: **yes**
hbi

DON J. SAYLOR
Assistant Director
of Planning

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned... WILLIAM E. & SHIRLEY HART the owner, respectfully petitions for a zoning variance to: BUILD TWO 4-PLEXES ON LOTS THAT PRESENTLY CAN LEGALLY HOLD A TOTAL OF SEVEN UNITS IF LOTS ARE COMBINED.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at ~~366-148~~ No. 15th between POPLAR and MESQUITE in Land Use Zone R-3. Said property is legally described as follows: 14th STREET ADDITION, LOTS 9 & 10, BLOCK 18, PARCEL 2-502-15

GENERALLY LOCATED ON THE EAST SIDE OF 15th ST. BETWEEN POPLAR AVE. & MESQUITE AVE.

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

- 1. Five(5) copies of a plot plan 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 front and side elevations of any proposed buildings or structures, when requested.
- 3. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

STATE OF NEVADA }
CITY OF LAS VEGAS }
COUNTY OF CLARK }

(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 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) Shirley Hart

Wm. E. Hart 1920-HR. F. TH Da. 25614
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this August day of 2 19 62

Charles E. Collins March 20, 1966
Notary Public My Commission Expires

Name of Owner's Representative Address Phone No.

Name of Lessee, Rentor or Prospective Buyer Address Phone No.

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 75⁰⁰ Received by [Signature]

Receipt No. 45997 Date 8/3/62

Case No. V-24-62
8/3/62

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE COMPLETE AND IN DETAIL

1. What special circumstances or conditions apply to the land or use involved in your application which do not apply generally to lands or uses in the same Land Use Zone?

ORDINARILY R-3 ZONING ON THESE 2 LOTS ALLOWS 6 UNITS. COMBINED, THE ZONING ALLOWS 7 UNITS WITH SOME FOOTAGE LEFT OVER. I AM ASKING PERMISSION FOR ONE ADDITIONAL UNIT OR EIGHT UNITS.

2. Why is a special permit necessary for the enjoyment of a substantial property right? (If your property can reasonably be developed and devoted to uses permitted in the Land Use Zone in which said property is situated, you are probably not being deprived of the enjoyment of any substantial property right).

EXCESSIVE COSTS OF DEVELOPMENT, LAND, PLUS THE ~~THE~~ NEED FOR TONS OF FILL DIRT MAKE ANY OTHER PLAN ECONOMICALLY UNFEASIBLE. THIS PLAN WILL BE A DEFINITE ENHANCEMENT OF ABOVE PROPERTY AS WELL AS SURROUNDING PROPERTIES. NO FILL WILL BE REQUIRED. ALSO MINIMUM RENTS MUST BE CHARGED IN THIS AREA THEREBY MAKING ORDINARY USE IMPRACTICAL.

3. Why will a Variance and the Use sought thereunder not affect adversely the health, safety, morals or general welfare of persons residing or working in the vicinity of the property involved in the application?

PARKING MORE THAN ADEQUATE, PLAN IS AESTHETICALLY SOUND, APARTMENTS WILL BE 750 SQ. EACH, LARGE COURT WILL PROVIDE RECREATION AREA, PLAN IN NO WAY WILL INTERFERE WITH NEIGHBORING RESIDENTS.

4. Will a Variance, as requested, affect adversely the Master Plan or any Section or portion of said Plan?

No!

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	8/3/62	8/14/62	No Comment
ENGINEERING DEPARTMENT	/	8/21/62	See Memo
FIRE DEPARTMENT	/	8/9/62	See Memo
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

CHECK LIST -- FOR PROCESSING APPLICATIONS

TO BE DONE

CHECK IF DONE

BY

1. Check the legal and general description with Mel.
2. Enter in register.
3. Enter file number and fill in blanks "For Department Use Only" on application.
4. Make up folder with appropriate label.
Attach application on right hand side.
5. Type 3 index cards - numerical, legal, applicant.
6. File above cards in proper metal file.
7. Make up draft of Notice of Public Hearing in duplicate.
a. Type date to be mailed -- 10 days prior to meeting.
b. Put one copy rough draft in folder.
8. Enter proper information on tentative agenda and place
other copy of Public Hearing with agenda.
9. Type memos and send with plot plans to Engineering,
Building, and Fire - others if told to. This will be for
Variances and Use Permits only.
10. Place "Protest and Approval" sheet on right side of
applicant's file.
11. Give folder to Mel, he will prepare property owner's list.
a. Type property owner's list.
b. Type envelopes.
c. Type Notice of Public Hearing on multilith.
d. Mail out notices.
12. Prepare Legal Notice for newspapers.
a. Call newspapers and have messenger pick up legals.
13. Ask Don regarding Resolutions.

M. J. F.

FILE NO: V-24-62

MEETING DATE: Aug. 23, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

✓
~~24~~-62

W. & M., Harb

Fourteenth Street Addn

Blk 12	Lots 1 & 2 and 9 thru 11
13	" 4 thru 22
18	" 3 " 22
19	" 1 " 3 & Lot 16 thru 18
23	Lot 1
24	" 3 thru 15

V-24621

A. & M. Hart
Fourteenth St. Addn.

Blk 12

Lot

- | | | |
|----|------------------------------|-----------------------------|
| 1 | Ray & Nevada Cutright ✓ | 348 N. 14 th St. |
| 2 | Same | |
| 9 | Joseph L. & Myra J. Barney ✓ | 353 N. 15 th St. |
| 10 | Same | |
| 11 | Glenn & Ethel Sargent ✓ | 1415 Poplar St. |

Blk 13

Lots

- | | | |
|-----|--|-----------------------------|
| 4 | Rose M. & Sam S. Campagna ✓ | 385 N. 15 th |
| 5 | Same | |
| 6 | Lester E. Martin ✓ | 1410 Pacific St. |
| 7 | Harold B. Sautz ✓ | 1534 E. Charleston |
| 8 | Heber & Bertha Pitman ✓ | 365 N. 14 th St. |
| 9 | Rulon J. & Gloria J. Anderson ✓ | 1809 Mesquite |
| 10 | Lawrence R. & Lucinda L. Nelson ✓ | 360 N. 16 th St. |
| 11 | ^{5 1/2} Dayton & Delila L. Davis ✓ | 1419 Poplar |
| | ^{8 1/2} George H. & Lou D. Hood ✓ | 361 N. 15 th St. |
| 12 | ^{W 1/2} Dayton & Delila L. Nelson ✓ | 1419 Poplar Ave |
| | George H. & Lou D. Hood ✓ | 361 N. 15 th St. |
| 13. | 8.69' George H. & Lou D. Hood ✓ | 361 N. 15 th St. |
| | 3.61' Dayton & Delila L. Nelson ✓ | 1419 Poplar |
| 14 | Gladys L. Wilson ✓ | 315 S. 15 th |
| 15 | Verathy Mary Smith ✓ | 367 N. 15 th St. |
| 16 | Same | |
| 17 | Mary L. McBride ✓ | 379 N. 15 th |
| 18 | Rose Garberg ✓ | 379 N. 15 th |
| 19 | Rose M. & Sam S. Campagna ✓ | 385 N. 15 th St. |
| 20 | Same | |
| 21 | Same | |
| 22 | Same | |

M

V-2462

Blk. 18
Lot

- 3 Ardith McMurray et al ✓ 1136 E. 1st St.
Fullerton, Calif
- 4 Michael & Margaret M. Cassandra ✓ 211 Box 266
Sandhill Rd
- 5 Jack & Vivian Asler ✓ 2401 E. Wilson
- 6 Sullivan E & Shirley D. Hart ✓ 330 N. 14th St.
- 7 Otto J. & Nellie H. Matlake ✓ 410 So. 4th
- 8 Alfred I. & Dora A. Bash ✓ 374 N. 15th St.
- 9 Arthur J. & Mary Manson ✓ 2014 Exmoor Pl.
- 10 Same
- 11 Demetrios A. & Katherine A. Pierracos ✓ 228 Bassett St.
- 12 Burdell & Ina C. Porter ✓ 819 Park Paseo
- 13 John J. & Martha Bails ✓ 1730 Lewis
- 14 O. L. & Virginia Lee Stevens ✓ Box 2065
James M. & Eileen B. Gliderwell ✓ Henderson, Nev.
O. L. Stevens
- 15 Alfred I. & Dora A. Bash ✓ 374 N. 15th St.
- 16 Alfred Frank & Dora May Bash 374 N. 15th
- 17 James Edward Ruby Heredine
Cooper ✓ 377 N. 16th St.
- 18 Maizie C. & A. Mosely ✓ Box 9
Capistrano, Calif
- 19 Kenneth Lee Jay Herron ✓ 383 N. 16th St.
- 20 Eugene Stren 385 N. 16th St.
- 21 Maurice & Madeline Nelson 389 N. 16th St.
- 22 Miriam A. Charleswood ✓ 393 N. 16th St.

Tab 19

Lot

- 1 J. St. Algea Ruth A. Robinson ✓ 356 N. 15th
- 2 Martin H. & Ellen C. Kempe ✓ 354 N. 15th
- 3 George Paul Starr ✓ 350 N. 15th
- 16 Marlowe & Elaine Spilbury M 353 N. 15th
- 17 Michael L. & Atlas C. Pendegrass ✓ 355 N. 16th

Blk 19

Lot

18

Ina A. Briggs ✓

1500 S. 9th St.

Blk 23

Lot

1

Charles J. & Edwina E. Danziger ✓ 356 N. 16th

Blk 24

Lot

3

Denny & Irma ~~De~~ Teresa Hatterford 396 N. 16th

4

Jose M. & Carol G. Garcia 384 N. 16th St

5

Cecil M. Reid ✓ 380 N. 16th St.

6

Lucille L. Lueddie ✓ 1330 E. Sherman Ave.

7

Michige Shukuma ^{SHIBUYAMA}

Stat Covina, Calif.

102 Cedar

Henderson, Nevada

8

Halter A. & Lucille B. ✓

368 N. 16th St.

Schrader

9

Zenith Franklin ✓

220 E. Utah

To Las Vegas Realty Co.

10

L. M. Laule

5017 Alta Dr.

11

Donald & Lo Ann Smith ✓

361 N. Bruce St.

12

Jack H. & Juana B. Steele ✓ 365 N. Bruce

13

James L. F. & Helen Stubbs ✓ 44725 E. Fla.

Hemet, Calif.

14

Irene E. Rowe ✓

1701 So. 17th St.

15

John A. & Vera M. Dunn ✓

377 N. Bruce

M