

**Planning & Development Department  
Scanning Cover Sheet**

Case No           V-0019-62

APN               139-34-811-017

Location          S 11TH ST BTWN CLARK & BONNEVILLE

Applicant         JOHN COREY

Subject

A VARIANCE TO CONSTRUCT APARTMENT UNITS ABOVE  
REQUIRED PARKING TO THE LINE OF THE REAR  
ALLEY OR ADJACENT TO THE PROPERTY LINE ON  
PROPERTY LEGALLY DESCRIBED AS THE S 21 FT OF  
LOT 26 & ALL OF LOTS 27, 28, 29, 30, 31, 32  
BLOCK 22, PIONEER HEIGHTS ADDITION AND  
GENERALLY LOCATED ON THE W SIDE OF S 11TH ST  
BTWN CLARK AND BONNEVILLE IN LAND USE ZONE  
R-4.



**NOTICE OF PUBLIC HEARING**

**July 26, 1962**

**July 16, 1962**

Notice is hereby given that on July 26, 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-19-62 JOHN COREY FOR A VARIANCE TO CONSTRUCT APARTMENT UNITS ABOVE REQUIRED PARKING TO THE LINE OF THE REAR ALLEY OR ADJACENT TO THE PROPERTY LINE ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH 21 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29, 30, 31, 32, BLOCK 22, PIONEER HEIGHTS ADDITION; AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH ELEVENTH BETWEEN CLARK AND BONNEVILLE, IN LAND USE ZONE R-4.**

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

**NOTICE OF PUBLIC HEARING**

**July 26, 1962**

**July 16, 1962**

Notice is hereby given that on July 26, 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-19-62 JOHN COREY FOR A VARIANCE TO CONSTRUCT APARTMENT UNITS ABOVE REQUIRED PARKING TO THE LINE OF THE REAR ALLEY OR ADJACENT TO THE PROPERTY LINE ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH 21 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29, 30, 31, 32, BLOCK 22, PIONEER HEIGHTS ADDITION; AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH ELEVENTH BETWEEN CLARK AND BONNEVILLE, IN LAND USE ZONE R-4.**

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

**NOTICE OF PUBLIC HEARING**

**July 26, 1962**

**July 16, 1962**

Notice is hereby given that on July 26, 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-19-62 JOHN COREY FOR A VARIANCE TO CONSTRUCT APARTMENT UNITS ABOVE REQUIRED PARKING TO THE LINE OF THE REAR ALLEY OR ADJACENT TO THE PROPERTY LINE ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH 21 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29, 30, 31, 32, BLOCK 22, PIONEER HEIGHTS ADDITION; AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH ELEVENTH BETWEEN CLARK AND BONNEVILLE, IN LAND USE ZONE R-4.**

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**

**NOTICE OF PUBLIC HEARING**

**July 26, 1962**

**July 16, 1962**

Notice is hereby given that on July 26, 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-19-62 JOHN COREY FOR A VARIANCE TO CONSTRUCT APARTMENT UNITS ABOVE REQUIRED PARKING TO THE LINE OF THE REAR ALLEY OR ADJACENT TO THE PROPERTY LINE ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH 21 FEET OF LOT 26 AND ALL OF LOTS 27, 28, 29, 30, 31, 32, BLOCK 22, PIONEER HEIGHTS ADDITION; AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH ELEVENTH BETWEEN CLARK AND BONNEVILLE, IN LAND USE ZONE R-4.**

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**

COLLEGE PARK No. 27-30

TENTATIVE MAP OF COLLEGE PARK No. 27-30

Tentative Map Approved

Submitted by Pardee Building Company, comprising 391 lots, generally located between Washington Avenue and Owens Avenue, west of 30th Street. Property legally described as:

A portion of the East half of the Northwest Quarter, Section 25, Township 20 South, Range 61 East, MDB&M.

The Director of Planning reported to the Commission that the Planning Commission recommended approval, subject to certain conditions.

Commissioner Mirabelli moved the tentative map of College Park No. 27-30 be APPROVED as recommended by the Planning Planning Department, subject to the following conditions:

1. Lots fronting on Mojave have a 35 ft. front yard setback.
2. Street name changes

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Fountain and Mayor Whipple

VARIANCE - (V-19-62)

Approved

APPLICATION OF JOHN COREY

To construct second story apartment units in Land Use Zone R-4 on property generally located on the west side of South 11th Street between Clark and Bonneville. Property legally described as:

The South 21 ft. of Lots 26 and all of Lots 28, 28, 29, 30, 31 and 32 of Block 22, Pioneer Heights Addition.

The Director of Planning reported that the Board of Zoning Adjustment recommended approval subject to certain conditions:

Commissioner Fountain moved the application of John Corey for a variance (V-19-62) be APPROVED as recommended by the Board of Board of Zoning Adjustment, subject to the following conditions:

1. The plot plan, as amended to indicate the proper amount of off-street parking spaces.
2. Signing of an off-site Improvement Agreement and posting of a bond for the installation of off-site improvements.
3. That at least two (2) openings be provided in the rear garage wall (lower east wall) that will allow passage of fire combat crews and their hose lines from into/and between existing Triplex areas.

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

M I N U T E S  
BOARD OF ZONING ADJUSTMENT

July 26, 1962

A regular meeting of the Board of Zoning Adjustment was called to order at 7:35 P. M. by Vice-Chairman Hurley in the Council Chambers of the City Hall, Las Vegas, Nevada

**PRESENT:** Vice-Chairman Hurley, Messrs. White and Hoggard  
**ABSENT:** Chairman Singleton and Mr. Gilday  
**STAFF PRESENT:** Assistant Planning Director Don J. Saylor and Recording Secretary Madeline F. Robertson  
**MINUTES:** Upon motion by Mr. Hoggard and seconded by Mr. White the Minutes of regular meeting of June 28, 1962 and Special Meeting of July 19, 1962 were approved as mailed

OLD BUSINESS: None

NEW BUSINESS:

1. V-19-62  
Approved

Application of JOHN COREY for a Variance to construct apartment units above required parking to the line of the rear alley or adjacent to the property line on property legally described as the south 21 feet of Lot 26 and all of Lots 27, 28, 29, 30, 31, 32, Block 22, Pioneer Heights Addition. Generally located on the west side of South Eleventh between Clark and Bonneville, in land use zone R-4.

Mr. Saylor gave the staff report stating that there presently exists three triplexes on the property and that several more units could be constructed and still be in accord with the R-4 density; however, due to the existing arrangement of buildings on the lot, it would be extremely difficult to construct additional units. He further stated that, in effect, the applicant wishes to build parking garages on the rear 20 feet of the property and utilize the second story over the garages for six additional units. He stated that he was not ready to recommend this type of Variance as a general practice but he felt that the concept had sufficient merit so that he could recommend this particular one. He further recommended the following conditions:

1. The plot plan as amended to indicate the proper amount of off-street parking spaces.
2. Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
3. That at least two openings be provided in the rear garage wall (lower east wall) that will allow passage of fire combat crews and their hose lines from into/and between existing triplex areas.

There is no record of any protests.

Vice-Chairman Hurley declared the public hearing open.

Mr. Gerald Moffitt, architect representing Mr. Corey, appeared in behalf of the applicant.

Vice-Chairman Hurley declared the public hearing closed.

After discussion, Mr. White moved that the application of JOHN COREY for a Variance to construct apartment units above required parking to the line of the rear alley or adjacent to the property line on property generally located on the west side of South Eleventh Street between Clark and Bonneville, in land use zone R-4, be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. The plot plan as amended to indicate the proper amount of off-street parking spaces.
2. Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
3. That at least two openings be provided in the rear garage wall (lower east wall) that will allow passage of fire combat crews and their hose lines from into/and between existing triplex areas.

Mr. Hoggard seconded the motion and the vote was carried unanimously by the Board.

2. U-24-62  
Abeyance

Application of W. H. HIGGENBOTHAM for a Use Permit to establish a dancing school on property legally described Lots 25 and 26, Block 11, Pioneer Heights Addition. Generally located at 318 South Eleventh Street between Bridger and Lewis, in land use zone R-4.

Mr. Saylor gave the staff report stating that this property is presently occupied by a church and is located in an R-4 zone which would permit a dancing school by means of a Use Permit. He stated that the Fire Department had not been able to investigate the building because they could not gain entrance. The Vice-Chairman declared the public hearing open.

Mr. Higgenbotham's representative appeared.

The Vice-Chairman declared the public hearing closed.

After discussion, Mr. White moved that the application of W. H. HIGGENBOTHAM for a Use Permit to establish a dancing school on property generally located at 318 South Eleventh Street between Bridger and Lewis, in land use zone R-4 be held in abeyance until such time as all departmental reports had been filed.

Mr. Hoggard seconded the motion and the vote was carried unanimously by the Board.

3. U-25-62  
Approved

Application of H & P ENTERPRISES, INC. for a Use Permit to construct a service station on property legally described as beginning at a point on the north line of Owens Avenue that is 50 feet north of and 1178.33 feet east of the southwest corner of Section 22, Township 20 South, Range 61 East; thence north parallel with the west line of "D" Street 192.15 feet to the south line of Berkley Square Subdivision; thence east

PROPERTY OWNERS

PROTESTS

APPROVALS

File No.

V-19-62

July 30, 1962

Mr. John Corey  
108 North Fourth Street  
Las Vegas, Nevada

Dear Mr. Corey:

At the regular meeting of the Board of Zoning Adjustment held on July 26, 1962, consideration was given to your request for a Variance to construct second story apartment units on property generally located on the west side of South Eleventh between Clark and Bonneville, in land use zone R-4.

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 conditions:

1. The plot plan as amended to indicate the proper amount of off-street parking spaces.
2. Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
3. That at least two openings be provided in the rear garage wall (lower east wall) that will allow passage of fire combat crews and their hose lines from into/and between existing triplex areas.

This item will be heard by the Board of City Commissioners on August 8, 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

July 30, 1962

**City Clerk**

**Director of Planning**

**Improvement Agreement  
V-19-62**

**Attached is the original and three copies of the Improvement Agreement for the application of V-19-62.**

**FRANKLIN J. BILLS  
Director of Planning**

**FJB:mfr**

**Attachment**

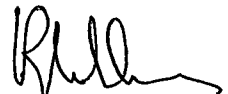
## INTER-OFFICE MEMORANDUM

27 July 1962

TO:  Planning Dept.	FROM:  V. B. Uehling
---------------------------	----------------------------

SUBJECT:  Improvement Agreement - John Corey V=19-62	COPIES TO:
---	------------

Attached are the original and three copies of an improvement agreement to cover the installation of a 5' wide sidewalk; it will be required that the applicant sign an assessment district for the installation of street lights and alley paving and post a bond in the amount of \$800 to cover the installation of offsite improvements.



V. B. Uehling

Deputy Director of Public Works

VBU:pf

23 July 1962

## INTER-OFFICE MEMORANDUM

TO:

Planning Dept.

FROM:

V. B. Uehling

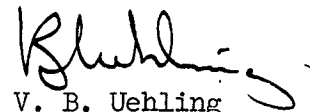
SUBJECT:

Variance V-19-62, John Corey

COPIES TO:

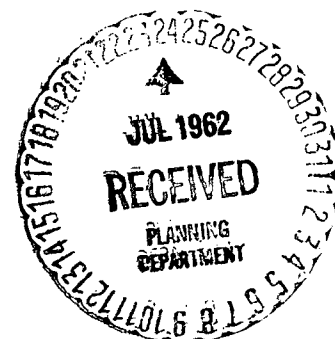
Your memorandum of June 26 requested comments from the Engineering Dept. on the application of John Corey for a variance to construct apartment units above the required parking area at the rear alley on property located at the west side of 11th St. between Clark and Bonneville.

The property owner will be required to sign an improvement agreement to cover the installation of a five foot sidewalk adjacent to the curb across the full width of the lot, to sign an agreement indicating his willingness to enter into an assessment district for installation of street lighting and alley paving and to post a bond in the amount of \$300 to insure the performance of offsite improvements.



V. B. Uehling  
Deputy Director of Public Works

VBU:pf





## INTER-OFFICE MEMORANDUM

July 17, 1962

TO:

Donald J. Saylor  
Deputy Director of Planning

FROM:

Fire Department

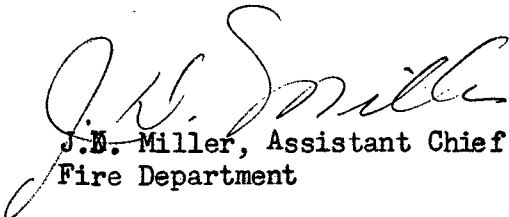
SUBJECT:

V-19-62

COPIES TO:

This department recommends that at least two (2) openings be provided in the rear garage wall (lower east wall); standard door openings to be placed in such a location that will allow passage of fire combat crews and their hose lines from alley into/and between existing triplex areas.

Also, that required occupancy separation standards are strictly complied with.

  
J. H. Miller, Assistant Chief  
Fire Department

M'c

INTER-OFFICE MEMORANDUM

13 July 1962

TO: Planning Dept.

FROM: V. B. Uehling

SUBJECT: Variance V-19-62, John Cory

COPIES TO:

Your memorandum of June 26 requested comments from the Engineering Dept. on the application of John Cory for a variance to construct apartment units above the required parking spaces located adjacent to the alley on property located along the west side of S. 11th St. between Clark and Bonneville Streets.

It will be required that the owner enter into an offsite improvement agreement to install sidewalk and to sign assessment district agreement covering the installation of street lights and alley paving.

V. B. Uehling  
Deputy Director of Public Works

VBU:pf



**NOTICE TO PUBLISH**

Las Vegas, Nevada

Date: July 13, 1962

To: **LAS VEGAS** REVIEW JOURNAL  
From: **Director of Planning**  
SUBJECT: **PUBLICATION OF** V-19-62; U-24-62; U-25-62; U-26-62;  
U-27-62; U-28-62

Please publish the attached NOTICES OF PUBLIC HEARING on  
Monday - July 16, 1962  
(date)

and send this office two (2) copies of the Affidavit of Publication at your earliest convenience.

**Franklin J. Bills**  
**Director of Planning**

cc: Applicant's file

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: June 26, 1962

TO: Fire, Engineering, and Building Departments

FROM: Planning Department

SUBJECT: File No. V-19-62, Board of Zoning Adjustment Meeting July 26, 1962

Application has been submitted by: John Corey

for a ~~Use/Permit~~/Variance to: construct apartment units above required parking to the line of the rear alley, or adjacent to the property line.

The property is located at: on the west side of South Eleventh between Clark and Bonneville.

in Land Use Zone: R-4

Legally described as: the south 21 feet of lot 26 and all of lots 27, 28, 29, 30, 31, 32, block 22, Pioneer Heights Addition.

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

July 16, 1962

  
DON J. SAYLOR  
Assistant Director  
of Planning

Plot plan submitted: yes  
noX

*No comment*  
*HIT - Elder*  
*Bldg. Dept.*

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: **June 26, 1962**

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

FROM: **Planning Department**

SUBJECT: File No. **V-19-62**, Board of Zoning Adjustment Meeting **July 26, 1962**

Application has been submitted by: **John Corey**

for a ~~Use Permit~~/Variance to: **construct apartment units above required parking to the line of the rear alley, or adjacent to the property line.**

The property is located at: **on the west side of South Eleventh between Clark and Bonnevillie.**

In Land Use Zone: **R-4**

Legally described as: **the south 21 feet of lot 26 and all of lots 27, 28, 29, 30, 31, 32, block 22, Pioneer Heights Addition.**

Your remarks regarding this application prior to **July 16, 1962**  
will be greatly appreciated.

**DON J. SAYLOR**  
Assistant Director  
of Planning

Plot plan submitted: **yes**

**XX**  
no

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned... Mr. John Corey... the owner, respectfully petitions for a zoning variance to: ... construct apartment units ... above required parking to the line of the rear alley or adjacent to the property line.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at ... 500 Block South 11th Street between ... Clark Street ... and ... Bonneville Street ... in Land Use Zone R-4. Said property is legally described as follows: ... The South 21 feet of Lot 26 and all of Lots 27, 28, 29, 30, 31, 32 ... Block 22 Pioneer Heights addition Las Vegas, Nevada.

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 (owner, owners) of the property attached map and all plans answers contained herein and belief.

(Signed in Ink)

Signature of Owner

Subscribed and sworn to before me

Notary Public

JAMES J
Name of Owner's Representative

General location on the west side of South 11th between Clark & Bonneville given to me by D.J.S.

are, I am) the nation on the statements and of my knowledge

Phone No.

1962

11, 1963 expires

4237

Phone No.

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

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$

Received by

Receipt No.

Date

Case No. V-19-62

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?

The existing buildings are located so that full development of property in accordance with existing ordinances is impossible. They are set back from the curb 46 feet because of an 80 foot street right of way which has never been exercised.

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).

The variance asked for has previously been granted. (City Commission Meeting Feb. 17, 1954) and allowed to expire. The property density as currently developed is too low for proper use as allowed under existing ordinances. Development towards the street is undesirable and prohibited by ordinance, therefore, this request to build to the rear.

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?

Number proper parking will be provided -- privacy and access and fire safety requirements will be maintained.

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

No variance requested complies with existing uses.

V-19-62 Corey

PIONEER HEIGHTS

Blk 21 Lots	1-16	✓ Charleston Properties, Inc. % Prudential Insurance Company	Terminal Annex, Box #2051 Los Angeles 54, California
	17-32	✓ Maryland Properties, Inc.	2628 W. Beverly Blvd. Montebello, California
Blk 22 Lots	1-11	✓ James A. McKellar Ralph J. Calcaterra	dba M. C. Builders 671 B Oak Grove Menlo Park, California
	12, 13	✓ Jessie J. George	529 South Tenth Street
	14-16	✓ Marjorie G. Bowman	531 South Tenth Street
	17, 18, por 19	✓ Joseph Nosanchuck	625 South Eighth Street
por 19, 20, por 21		✓ Nellis B. Mulrooney	% Tad Porter 300 Fremont Street
por 21, 22, por 23		✓ John W. and Jean Ellen Kampling	615 Lacy Lane
por 23, 24, 25, por 26		✓ George A. and Gertrude S. Naegle	1017 Wengert Avenue
por 26, 27, por 28		✓ John D. and Helen J. Corey	631 South Third Street
por 28, 29, por 30		✓ John Corey	631 South Third Street
por 30, 31, 32		✓ John Corey	631 South Third Street
Blk 23 Lots (Irreg)	1-4 * 5, 6, por 7	✓ Mabel Douglas	625 Decatur Boulevard
	8, 9, por 7	✓ W. E. and Lucile A. Zweifel	516 South 10th Street Apt. D
Blk 24 Lots	1-5	✓ Herbert M. and Minnie B. Dixon	624 South Tenth Street
Unnumb	17-18	✓ Arden V. & Helen Fliege Lewis	600 South 11th Street
	19-20	✓ Perry & Arminta Whitt	2701 Bryant Avenue
	21, 22, 23, 24	✓ Bertha Graves	612 South 11th Street Apt. 4
Unnumb	25	✓ Clinton C. & Fay E. Steely	1300 Wengert Ave
Blk 23 Lots	1-4	✓ Las Vegas First Corporation of the Church of Jesus Christ of Latter Day Saints	% Reed Whipple 618 South Sixth Street

767

8

V-19-62 Corey

MARYLAND TRACT #2

Blk 2 Lots	1-2	✓ Stella M. Doerr	601 S. 11th Street
	3-4	✓ Olga V. Shields	1070 Bonita Avenue
	5	✓ Community Chevrolet Co.	1107 E. Charleston Boulevard
	12	✓ Robert L. & Florence R. Morrison	612 S. 12th Street
	13	✓ Vaughn O. & Helen W. Holt	711 S. 8th Street
	Por. 14	✓ Joseph & Jaqueline Squire Robert L. and Patricia Morrison John B. and Mary Hirsch	% R. L. Morrison 612 Maryland Parkway
	Por. 14	✓ Elizabeth Marie Bergh	Craft Supervisor Camp Red Cloud A. P. O. 358 San Francisco, California
	Por. 14	✓ Gertrude Sperling & Lloyd Katz	1273 Park Circle

*M*

*S*

V-19-62 Corey

WARDIE ADDITION

Blk 19 Lots	17-21	✓ Church	Eastside Church of Christ Box 2542
	22-23	✓ Rose Alley	520 South Tenth Street
	24, 25, por. 26	✓ Hal & Merie Vern	7360 Hollywood Boulevard Hollywood 46, California
	por. 26 & 27-28	✓ Rowland W. & Ellen G. Dillard	'501 Minnesota Street
	29-30	✓ Church	Las Vegas First Corp. of the Church of Jesus Christ of Latter Day Saints 40 North Main Street Salt Lake City, Utah
Blk 20 Lots	29	✓ Zina V. Smith, Helen Jean Schmid & Vivian S. Phillips	610 South Tenth Street
	30-32	✓ Mary C. Nash	602 South Tenth Street
Blk 23 Lots	1-4	✓ Herbert M. & Minnie B. Dixon	624 South Tenth Street
	5-6	✓ Emily Lee	801 South Sixth Street
	7-8	✓ Robert & William Peccole	1800 East Charleston Boulevard

*M*

*S.*

V-19-62

Coley

45

Pioneer Hts.

Blk 121 Lots 1 thru 32 (all)  
✓ 122 " 1 " 32 (all) in Blk 19 Wardie Addn.  
✓ 123 " 3 " 8 (these will duplicate some owners)  
✓ 124 " 1 " 5 and 17 thru 25

Wardie Addn

Blk 19 Lots 17 thru 30  
✓ 20 " 29 " 32  
✓ 23 " 1 " 8

Maryland Tract #2 ✓

Blk 2 Lots 1 thru 5 and 12 thru 14

Blk 23, Lots 1-4 - Las Vegas First Corp of the  
Church of Jesus Christ of Latter Day  
Saints

To Reed Whipple  
618 South Sixth St.

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D.</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	6/26/62	7/6	No comment
ENGINEERING DEPARTMENT	I	7/12	See Memo
		+ 7/24	See Memo
		7/17/62	See Memo
FIRE DEPARTMENT			
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 <sup>DLS</sup> Mel.	✓	SM
2.	Enter in register.	✓	SM
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	SM
4.	Make up folder with appropriate label. Attach application on right hand side.	✓	SM
5.	Type 3 index cards - numerical, legal, applicant.	✓	SM
6.	File above cards in proper metal file.	✓	SM
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.	✓	SM
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	SM
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.	✓	SM
10.	Place "Protest and Approval" sheet on right side of applicant's file.	✓	SM
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.		

FILE NO: V-19-62

MEETING DATE: 7/26/62

**PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.**

WEST

ALLEY

LEWIS

BRIDGE

PARKING AREA  
35' X 50'

LOT SIZE

50' X 140'

BLDG SIZE

40' X 80'

25' SETBACK (FRONT)

35' SETBACK (BACK)

5' SETBACK (SIDES)

SCALE

1/16" TO 1'

5' WALK  
5' WALK

PATIO

BLDG,  
40' X 80'

(4 SQUARE CHURCH)  
(318 SO. ELEVENTH)

5' WALK

5' WALK

PORCH PLANTER

PARKING AREA  
25' X 50'

CURB

SO. ELEVENTH ST.

EAST

LEWIS

BRIDGE

NORTH