

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0017-62

APN 139-35-301-007

Location 15TH ST & OGDEN AV

Applicant BERNARD PROVENZANO

Subject

A VARIANCE TO CONSTRUCT 58 UNITS ON A PARCEL FOR WHICH THE ORDINANCE AS INTERPRETED PERMIT 42 UNITS. PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN THE NE QUARTER OF THE SW QUARTER OF SECTION 35, TOWNSHIP 20 S, RANGE 61 E, BEGINNING AT THE SW CORNER OF LOT 1 BLOCK 4 MAYFAIR TRACT 2 AMENDED PLAT. GENERALLY LOCATED ON THE SE SIDE OF 15 ST BTWN FREMONT & OGDEN IN LAND USE ZONE C-2.



NOTICE OF PUBLIC HEARING

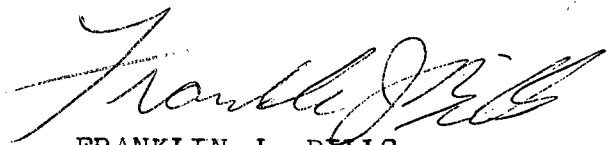
June 28, 1962

June 18, 1962

Notice is hereby given that on June 28, 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:

BERNARD PROVENZANO FOR A VARIANCE TO CONSTRUCT 58 UNITS ON A PARCEL FOR WHICH THE ORDINANCE AS INTERPRETED PERMITS 42 UNITS. PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 BLOCK 4 MAYFAIR TRACT 3 AMENDED PLAT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 1 THRU 5 OF SAID BLOCK 4, A DISTANCE OF 300 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF 15TH STREET 125 FEET; THENCE NORTHWESTERLY PARALLEL TO THE ABOVE MENTIONED SOUTHWESTERLY LINE OF LOTS 1 THRU 5, TO THE SOUTHEASTERLY LINE OF 15TH STREET; THENCE NORTHEASTERLY 125 FEET ALONG THE SOUTHEASTERLY LINE OF 15TH STREET TO THE POINT OF BEGINNING. GENERALLY LOCATED ON THE SOUTHEASTERLY SIDE OF 15TH STREET BETWEEN FREMONT AND OGDEN, IN LAND USE ZONE C-2

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

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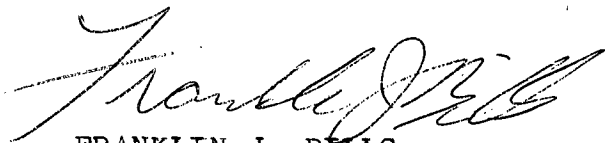
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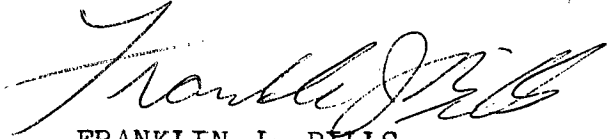
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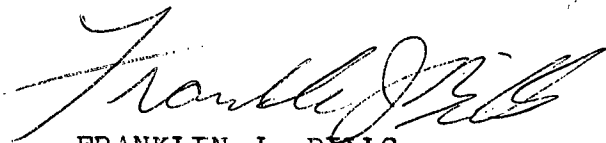
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FRANKLIN J. BILLS
Director of Planning

Commissioner Mirabelli moved the application of Charmicor, Inc. be DENIED, as recommended by the Board of Zoning Adjustment on the basis that the application was not in order because the applicant does not own the property.

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

VARIANCE -
(V-17-62)

Approved

APPLICATION OF BERNARD PROVENZANO

To construct 58 units on a parcel for which the ordinance, as interpreted, permits 42 units. Property generally located on the southeasterly side of 15th Street between Fremont and Ogden in Land Use Zone C-2. Property legally described as:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 61 East, beginning at the southwesterly corner of Lot 1, Block 4, Mayfair Tract No. 3 amended plat; thence southeasterly along the southwesterly line of Lots 1 thru 5 of said Block 4, a distance of 300 ft; thence southwesterly parallel with the southeasterly line of 15th Street 125 ft; thence northwesterly parallel to the above mentioned southwesterly line of Lots 1 thru 5 to the southeasterly line of 15th Street; thence northeasterly 125 feet along the southeasterly line of 15th Street to the point of beginning.

Franklin J. Bills, Director of Planning: This application has many characteristics of the application by Mr. Pinjouv, in that it is an application to construct what our ordinance defines as an apartment house in a commercial zone. Therefore, according to our Code, requires compliance with R-4 zoning requirements. We have worked at some length with Mr. Provenzano and his architect and have succeeded in getting this development to comply with our R-4 requirements. However, the question at hand seems to be the R-4 density standards which the ordinance says must be followed in a development of this kind, which would permit the construction of 42 units. Mr. Provenzano's plans call for the construction of 58 units. There were no protests at the public hearing. The Board of Zoning Adjustment records indicate a unanimous recommendation for denial of this variance. There seemed to be an indication by that Board that Mr. Provenzano, at that meeting, that he was actually intending to put some of this property to a commercial use and I guess the Board feels, and also the Planning Department, a little bit apprehensive about mixed up uses of one kind or another. They generally cause problems. Actually we have issued a building permit for half of it, which is within the density requirement, but the application calls for the construction of 58 apartment units.

Commissioner Mirabelli: Mr. Provenzano, is it your intention to build apartment units?

Mr. Provenzano: We plan to build an apartment hotel. We plan to furnish maid service, linens, electricity -

Commissioner Mirabelli: Will there be any commercial uses in the development?

Mr. Provenzano: Not at this time.

Commissioner Mirabelli: If he plans to install some commercial uses at a later date, he would have to again appear before this Board. If he wants to put a tavern in there at a later date, that is a matter he will have to present to us at that time - the problem now is only the matter of apartments.

Mayor Whipple: You understand, Mr. Provenzano, that you cannot put a tavern, or stores, or any kind of a commercial use in here at this time?

Mr. Provenzano: Yes, I understand that would have to be by Use Permit.

Fire Chief C. D. Williams: Our recommendation on this application was that a fire hydrant be installed at the northwest corner of this property. If this is going to create any difficulty, we could move it to the alley, but we would like to see a hydrant installed there.

Commissioner Levy moved the application of Bernard Provenzano for a variance (V-17-62) be APPROVED subject to the following condition:

1. That a fire hydrant be installed subject to the approval of the Fire Department.

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

VARIANCE -

(V-18-62)

Approved

APPLICATION OF JOHN PAPPAS

To construct and operate a cocktail lounge on property generally located on the northeast side of the Tonopah Highway south of Washington Avenue in Land Use Zone C-1. Property legally described as:

That portion of the Northwest Quarter of the Southeast Quarter of Section 29, Township 20 South, Range 61 East, MDB&M, in the City of Las Vegas, County of Clark, State of Nevada, described as follows: Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 29; thence South $0^{\circ} 38' 02''$ East along the East line of said Northwest Quarter of the Southeast Quarter, a distance of 40.03 ft. to a point in the South line of Washington Avenue (80.00 ft. wide); thence North $88^{\circ} 40' 23''$ West along said South line, a distance of 954.19 ft. to the true point of beginning; thence South $1^{\circ} 19' 37''$ West a distance of 234.08 ft.; thence South $53^{\circ} 39' 00''$ West along said Northwesterly boundary, a distance of 110.00 ft. to a point in the Northeasterly line of U. S. Highway No. 95 (175.00 ft. wide); thence North $36^{\circ} 21' 00''$ West along said Northeasterly line, a distance of 100.69 ft.; thence North $53^{\circ} 39' 00''$ East, a distance of 100.00 ft.; thence North $36^{\circ} 21' 00''$ West, a distance of 52.78 ft.; thence North $88^{\circ} 40' 23''$ West, a distance of 18.03 ft.; thence North $1^{\circ} 19' 37''$ East, a distance of 118.72 ft. to a point in the aforementioned South line of Washington Avenue; thence South $88^{\circ} 40' 23''$ East along said South line, a distance of 119.75 ft. to the true point of beginning.

8. V-17-62
Denied

Application of BERNARD PROVENZANO for a Variance to construct 58 units on a parcel for which the Ordinance as interpreted permits 42 units. Property legally described as a parcel of land in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 20 South, Range 61 East, beginning at the southwesterly corner of lot 1, block 4, Mayfair Tract #3 amended plat; thence southeasterly along the southwesterly line of lots 1 thru 5 of said block 4, a distance of 300 feet; thence southwesterly parallel with the southeasterly line of 15th Street 125 feet; thence northwesterly parallel to the above mentioned southwesterly line of lots 1 thru 5, to the southeasterly line of 15th Street; thence northeasterly 125 feet along the southeasterly line of 15th Street to the point of beginning. Generally located on the southeasterly side of 15th Street between Fremont and Ogden, in land use zone C-2.

Mr. Saylor gave the staff report and stated that the property to the south of this is commercial and property to the north is R-1. In many instances multiples can serve as a buffer between commercial and residential, and this is true in this case.

A lengthy discussion was held regarding the parking ratio, front yard setbacks, hotel rooms with kitchen facilities, and density. Mr. Saylor stated that the Fire Department would require the installation of a fire hydrant on the east side of 15th Street at the north side of the property. The record indicates no protests or approvals.

The Chairman declared the public hearing open. Mr. Manzoni and Mr. Provenzano appeared in behalf of the application. No one appeared in protest. The Chairman declared the public hearing closed.

After further discussion the Board decided that the applicant proposed apartment units instead of hotel units and further proposed a combination of commercial and apartments.

Mr. Hoggard moved that the application of BERNARD PROVENZANO for a Variance to construct 58 units on a parcel for which the Ordinance as interpreted permits 42 units on property generally located on the southeasterly side of 15th Street between Fremont and Ogden, in land use zone C-2, be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Gilday seconded the motion and upon roll call the vote was unanimous.

9. U-18-62
Approved

Application of BUNKER BROTHERS MORTUARY, INC. for a Use Permit to construct and operate a mortuary on property legally described as that portion of the east 340 feet of the south 317 feet of the north 417.4 feet of the Southeast Quarter (SE 1/4) of Section 27 Township 20 South, Range 61 East lying west of the west right of way

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. V-17-62.

July
Twelfth
1962

Mr. Bernard Provenzano
P. O. Box 509
Las Vegas, Nevada

Re: Variance (V-17-62)

Dear Mr. Provenzano:

At a regular meeting of the Board of City Commissioners held July 11, 1962, consideration was given your application to construct apartments on property generally located on the southeasterly side of 15th Street between Fremont and Ogden in Land Use Zone C-2.

Upon motion duly made, seconded and carried this application was approved subject to the installation of a fire hydrant.

Yours very truly,

(Mrs.) Edwina M. Cole
City Clerk

EMC:jaf

cc - Planning Dept.

Planning Department
City of **LAS VEGAS**
CITY HALL
400 STEWART STREET
LAS VEGAS, NEVADA

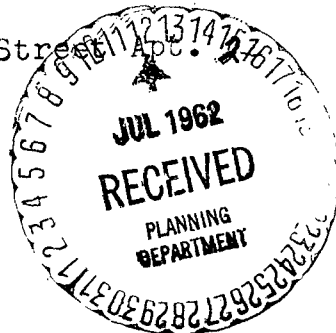


Unclaimed _____
Unknown _____
For better address _____
Moved. Left no address *LCF*
No such office in state _____



Violet Johnson
814 1/2 South Third Street Apt. 276
Las Vegas, Nevada

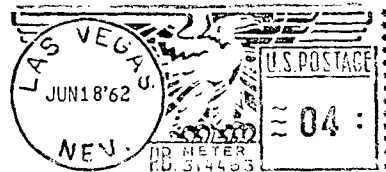
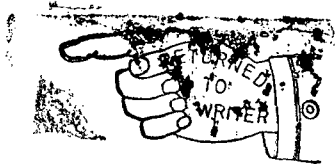
V-17-62



Planning Department

City of LAS VEGAS

CITY HALL
400 STEWART STREET
LAS VEGAS, NEVADA



Unclaimed.....Refused.....
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Insufficient address.....
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No such post office in state.....
Do not re-mail in this envelope

WRS

Wilbur and Ruth Lasby
229 Bruce Street
Las Vegas, Nevada

V-17-62



TO: City Clerk

DATE: July 5, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON July 11, 1962

VARIANCE -- V-17-62

Application of Bernard Prevansano P. O. Box 509
(Name and Address)

to construct 58 units on a parcel for which the Ordinance as interpreted permits
42 units

in Land Use Zone C-2.

Property legally described as: **a parcel of land in the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 04 East, beginning at the southwesterly corner of lot 1, block 4, Mayfair Tract 3 amended plat; thence southeasterly along the southwesterly line of lots 1 thru 5 of said block 4, a distance of 300 feet; thence southwesterly parallel with the southeasterly line of 15th Street 125 feet; thence northwesterly parallel to the above mentioned southwesterly line of lots 1 thru 5, to the southeasterly line of 15th Street; thence northeasterly 125 feet along the southeasterly line of 15th Street to the point of beginning.**

Generally located: **on the southeasterly side of 15th Street between Fremont and Ogden**

Board of Zoning Adjustment recommends denial on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

cc: ³⁻⁶² City Attorney
Public Works Dept.

July 3, 1962

**Mr. Bernard Provenzano
P. O. Box 509
Las Vegas, Nevada**

Dear Mr. Provenzano:

At the regular meeting of the Board of Zoning Adjustment held on June 28, 1962, consideration was given to your request for a Variance to construct 58 units on a parcel for which the Ordinance as interpreted permits 42 units on property generally located on the southeasterly side of 15th Street between Fremont and Ogden, in land use zone C-2.

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 denied.

This item will be heard by the Board of City Commissioners on July 11, 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:ssm

V-17-62

INTER-OFFICE MEMORANDUM

22 June 1962

TO: Planning Dept.

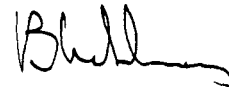
FROM: V. B. Uehling

SUBJECT: Variance V-17-62, Bernard Provenzano

COPIES TO:

Your memorandum of June 14 requested comments on the application of Bernard Provenzano for a variance to construct 54 units on a parcel approved as interpreted for 42 units along the east side of 15th St. between Fremont and Ogden Avenues.

Requirement for offsite improvements have been applied to the building permit which was issued for construction of units covering the minimum number allowed under the present interpretation of the ordinance. Property owner has also signed agreements for entering into assessment districts for paving of the alley and for installation of street lighting. There would therefore be no further requirements by the Engineering Dept. under this application.



V. B. Uehling
Deputy Director of Public Works

VBU:pf



June 19, 1962

INTER-OFFICE MEMORANDUM

TO:

Planning Department

FROM:

Fire Department

SUBJECT:

V-17-62

COPIES TO:

The Fire Department will require the installation of a fire hydrant according to City specifications on the east side of 15th Street at the north side of this property. This is necessary to better protect the properties immediately adjacent to this construction and also the number of units contained within this variance.

C.D. Williams
C.D. Williams, Chief
Fire Department

W:c



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: June 14, 1962

TO: Building, Engineering, and Fire Departments

FROM: Planning Department

SUBJECT: File No. V-17-62, Board of Zoning Adjustment Meeting June 28, 1962

Application has been submitted by: Bernard Provenzano

for a ~~Use/Permit~~/Variance to: Construct 58 units on a parcel for which the ordinance as interpreted permits 42 units

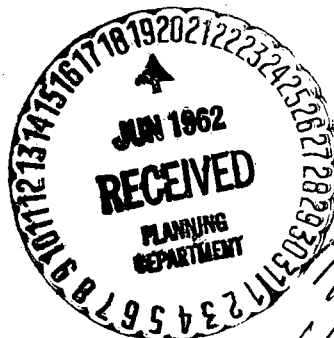
The property is located at: the Southeasterly side of 15th Street between Fremont and Ogden

in Land Use Zone: C-2.

Legally described as: A parcel of land in the NE 1/4 of the SW 1/4 of Sec. 35, T20S, R61E, Adjacent to lot 1, block 4, Mayfair Tract #3 Amended Plat.

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

Plot plan submitted: yes
KOK



Don J. Saylor
DON J. SAYLOR
Assistant Director
of Planning

No comment
H. T. Elder
Bldg. Dept.

WALTER PILJOUV AND F. M. PINJOUV FOR A VARIANCE TO PUT 34 HOTEL ROOMS, 48 SINGLE APARTMENTS, ONE MANAGER'S OFFICE WITH ONE BEDROOM APARTMENT, AND TWO ONE-BEDROOM APARTMENTS IN A ZONE CALLING FOR A MAXIMUM OF 24 APARTMENTS; AND ALSO TO REDUCE THE REQUIRED PARKING SPACES FROM 51 TO 27 GIVING A RATIO IN EXCESS OF ONE SPACE FOR TWO APARTMENTS; AND TO WAIVE FROM THE REQUIRED SETBACKS. PROPERTY LEGALLY DESCRIBED AS LOTS 14, 15 AND 16 IN BLOCK 17 OF SACRED SUBDIVISION IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA. GENERALLY LOCATED ON THE SOUTHWEST CORNER OF NORTH AND OGDEN, IN LAND USE ZONE C-2.

CHARLES F. HENZE FOR A VARIANCE TO CONSTRUCT FOURTEEN APARTMENT UNITS WHICH IS THREE MORE THAN PERMITTED BY ORDINANCE ON PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 4, FOURTEENTH STREET ADDITION. GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 13th AND BONANZA BETWEEN MESQUITE AVENUE AND EAST BONANZA ROAD, IN LAND USE ZONE C-3.

CHARMICOR, INC. FOR A VARIANCE TO AUTHORIZE THE CONSTRUCTION OF 18 APARTMENT UNITS ON A PARCEL THAT PERMITS THE CONSTRUCTION OF 16 UNITS. PROPERTY LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 10, HFM&M SUBDIVISION, AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF "F" STREET AND VAN BUREN AVENUE, IN LAND USE ZONE R-4.

V-17-62 BERNARD PROVENZANO FOR A VARIANCE TO CONSTRUCT 58 UNITS ON A PARCEL FOR WHICH THE ORDINANCE AS INTERPRETED PERMITS 42 UNITS. PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 BLOCK 4 MAGNANIM PLACT 3 AMENDED PLAT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 1 THRU 5 OF SAID BLOCK 4, A DISTANCE OF 300 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF 15TH STREET 125 FEET; THENCE NORTHWESTERLY PARALLEL TO THE ABOVE MENTIONED SOUTHWESTERLY LINE OF LOTS 1 THRU 5 TO THE SOUTHEASTERLY LINE OF 15TH STREET, THENCE NORTHEASTERLY 125 FEET ALONG THE SOUTHWESTERLY LINE OF 15TH STREET TO THE POINT OF BEGINNING. GENERALLY LOCATED ON THE SOUTHEASTERLY SIDE OF 15TH STREET BETWEEN FREMONT AND OGDEN, IN LAND USE ZONE C-2

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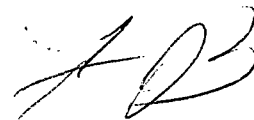
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FRANKLIN J. BILLS
Director of Planning

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: **June 14, 1962**

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

FROM: **Planning Department**

SUBJECT: File No. **V-17-62**, Board of Zoning Adjustment Meeting **June 28, 1962**

Application has been submitted by: **Bernard Provenzano**

for a ~~Use/Variance~~/Variance to: **Construct 58 units on a parcel for which the ordinance as interpreted permits 42 units**

The property is located at: **the Southeasterly side of 15th Street between Fremont and Ogden**

in Land Use Zone: **C-2.**

Legally described as: **A parcel of land in the NE 1/4 of the SW 1/4 of Sec. 35, T20S, R61E, Adjacent to lot 1, block 4, Mayfair Tract #3 Amended Plat.**

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

DON J. SAYLOR
Assistant Director
of Planning

Plot plan submitted: **yes**

XX

That portion of the Northeast Quarter (NE¹/₄) of the
Southwest Quarter (SW¹/₄) of Section 33, Township 20
South, Range 61 East, S.B.B. & M., described more
fully as follows to-wit:

Commencing at the Northeast corner of Fremont and
15th Streets as shown by map of Ladd's Addition
recorded in Book 1 of Plats, Page 2, Clark Co.
Nevada records; said point is further described
as being distant South 47' East 80 feet from
the Southeast corner of Block 29 of said Ladd's
Addition; thence North 29°13' East along the East
side of said 15th Street a distance of 275.00 feet

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned....., the owner, respectfully petitions for a zoning variance to: ... Construct 58 units on a parcel for which the ordinance as interpreted permits 42 units.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at ... 120 No. 15th Street ... between ... Fremont Street ... and ... Ogden Ave. ... in Land Use Zone C-2. Said property is legally described as follows:

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)
Remond J. Tronzo
Signature of Owner

P.O. Box 509, Las Vegas OR 8-4658
Mailing Address Phone No.

Subscribed and sworn to before me this 13th day of June 19 62

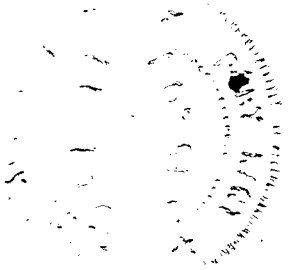
Notary Public Ruby Kent My Commission Expires 1-24-65

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 \$ 75.00/1 Received by JTB
Receipt No. Date June 13, 1962
Case No. V-17-62



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?

None

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).

Ordinance calls that if kitchenettes are included in a hotel or motel in a C-2 zone -- R-4 regulations shall apply.

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?

This will not only not affect the surrounding property adversely on any score but will greatly enhance the surroundings.

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

No



Provenzano

A parcel of Land in the Northeast quarter of the southwest quarter of section 35 T-20-S, R-61-E beginning at the southwesterly corner of lot 1 Block 4 Mayfair Tract 3 Mandated Plat, Thence southeasterly along the southwesterly line of Lots 1 thru 5 of said Block 4, a distance of 300 feet; thence southwesterly parallel with the southeasterly line of 15th Street 125 feet; ~~thence~~ thence northwesterly, parallel to the above mentioned southwesterly line of Lots 1 thru 5, to the southeasterly line of 15th street; thence northwesterly along the southeasterly line of 15th St to the point of beginning. ^{125 feet}

Generally located on the SE of $\frac{1}{3}$ 15th
between Fremont & Ogden.

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D.</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	6/14	6/19	No Comment
ENGINEERING DEPARTMENT		6/26	See Memo.
FIRE DEPARTMENT	—	6/20	See Memo.
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

V-17-62 PROVENZANO

MAYFAIR #3 Amended

Blk 1			
Lot	6	William and Mildred B. Remy	1611 Harley Way
	7	Wilford A. and Lillian E. Glad	1607 Harley Way
	8	Hazel F. Denton	1511 Ogden Ave.
	9	Gerald D. and Barbara Sadler	1505 Ogden St.
	10	Alfred G. and Billie Williams	200 North 15th St.
	11	Harland A. and Louise H. Dudley	208 North 15th St.
Blk 2			
Lot	3	Julius W. and Alice Rouscher	1624 Harley Way
	4	Earl J. and Vonda A. Bohne	1620 Harley Way
	5	Anna Bille Connery	1601 Ogden Ave.
	6	C. E. and Tina L. Stark	1611 Ogden
	7	Ralph W. and Florence Mohr	1615 Ogden
	8	Thomas B. and Mary L. Hanley	1621 Ogden
Blk 3			
Lot	1	Effie C. Joyce	249 N. Bruce St.
	2	Robert Collen	Box 563
	3	Joseph La Rose	478 Elm Ave.
	4	Donald R. and Inez L. Diddle	233 North Bruce St.
	5	Wilbur and Ruth Lasby	229 Bruce St.
	6	Guy A. and Nellie Gregory	223 N. Bruce St.
	7	William F. and Helen L. Schmitz	2016 E. Bonanza Road
	8	Carl J. and Sarah Johnston	215 N. Bruce St.
	9	Violet Johnson	814 1/2 South Third St., Apt. 2
	10	William D. and Phyllis M. Schroder	201 North Bruce St.

LADD'S ADDITION

Blk 20			
Lot	3	Fred and Esther L. Delkin James L. and Barbara Delkin	% Standard Oil Co. of Cal. Property Tax Div. 225 Bush Street San Francisco, Cal.
	4	Lon-Gene, Inc.	121 North 15th, Apt 1
	5, 6	Hattie May Pavlo	121 No. 15th St., Apt #1
	C-H	Lon-Gene, Inc.	% Hattie May Pavlo 121 North 15th St., Apt #1

QR

Blk 21			
Lot	1-3	✓ Town and Country Apartments, Inc.	2902 Nebraska Ave.
	6-8	% E. J. Goodman	Santa Monica, Cal.
	9-10	✓ George J. and Helen F. Doeberl	225 No. 15th St., Apt #1

UNSUBDIVIDED LAND

2-44-1	✓ David and Anne Snyder	1124 South Shuboune Drive Los Angeles 35, California
2-44-2	✓ Milton and Bernice Posen	16840 Bosque Drive Encino, Cal.
2-44-3	✓ Musicians' Club of Las Vegas	c/o Musicians' Union Box 1445
2-44-4	✓ Edward E. and Hazel A. Slongle	1605 Fremont St.
2-44-5	✓ Buelah Stanfill	1322 Mojave Rd. Space 144
2-44-6	✓ Cloyton C. and Wilma F. Titus Jacob W. and Betty J. Garehime	1700 Griffith Ave.
2-44-7	✓ Gladys Kingsbury	1302 South Sixth St.
2-44-8	✓ Joseph A. and Lottie H. Mallerup	2045 Princeton Drive Salt Lake City, Utah
2-44-9	✓ Parkchester Estates, Inc.	Box 509
2-44-10	✓ Jacob W. and Edith C. Garehime, Sr.	115 North Third St.

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	S.M.
2.	Enter in register.	✓	S.M.
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	S.M.
4.	Make up folder with appropriate label. Attach application on right hand side.	✓	S.M.
5.	Type 3 index cards - numerical, legal, applicant.	✓	S.M.
6.	File above cards in proper metal file.	✓	S.M.
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.	✓	S.M.
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	S.M.
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.	✓	S.M.
10.	Place "Protest and Approval" sheet on right side of applicant's file.	✓	S.M.
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.	✓	S.M.
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: V-17-62
MEETING DATE: 6/28/62

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

V-17-62

Provenzano

Mayfair #3 Amended

Blk 1	Lots 6 thru 11
2	" 3 " 8
3	" 1 " 10

Ladd's Addn

Blk 20	Lots 3 thru 6 and C thru H
21	Lots 1-2 and 6 thru 10

Unsubdivided Land

2-44-1

2

3

4

5

6

7

8

9

10

V-17-62

Map #3 Amended.

Blk 1 Lot. 6 - William and Mildred B. Perry
1611 Harley Way. L.V.N.

Lot 7. Wilford A. & Lillian E. Glad
1607 Harley Way. L.V.N.

Lot 8 Hazel & Denton
1511 Ogden Ave L.V.N.

Lot 9. Gerald D. & Barbara P. Soder
1505 Ogden St. L.V.N.

Lot 10. Alfred H. & Betty Williams
206 N. 15th St. L.V.N.

Lot 11. Harland A. & Louise H. ^{Dudley} Do
208 N. 15th St. L.V.N.

Blk. 2

Lot 3 Julius W. & Alice Rauscher
1624 Harley Way. L.V.N.

Lot 4 Earl J. & Jordan A. Bohne
1620 Harley Way. L.V.N.

Lot 5. Anna Belle Conner
1601 Ogden Ave. L.V.N.

Lot 6 C. E. & Tina J. Steub
1611 Ogden. L.V.N.

Blk. 2

Lot 7. Ralph W. and Florence Mohr
1415 Ogden S. U. N.

Lot 8 Thomas B. & Mary L. Kenley
1421 Ogden S. U. N.

Blk. 3.

Lot 1 Effie C. Joyce
249 N. Bruce St. S. U. N.

Lot 2 Robert Collins
Box 363 S. U. N.

Lot 3. Joseph La Rose
478 Elm Ave. S. U. N.

Lot 4. Donald R. & Anny L. Diddle
233 N. Bruce St. S. U. N.

Lot 5 Wilbur & Ruth Leiby
229 Bruce St. S. U. N.

Lot 6. Guy A. & Nellie Gregory
223 N. Bruce St. S. U. N.

Lot 7. William J. & Helen L. Schmitz
2016 E. Bonanza Road. S. U. N.

Lot 8 Carl J. & Sarah L. Johnston
215 N. Bruce St. S. U. N.

Blk 3

Lot 9 Violet L. Johnson
814 1/2 So. 3rd St. apt. 2. L.U.M.

Lot 10 William D. & Phyllis M. Schroeder
201 N. Bruce St. L.U.M.

Loose Adds.

Blk 20

Lot 3 Fred & Esther L. Delkin, 1/2
James L. & Barbara Delkin 1/2
1/3 Standard Oil Co. of Calif.

Property tax Divisions
225 Bush St, San Francisco, Cal.

Lot 4 Lon - Gene Inc.
121 No. 15th St. apt. 1. L.U.M.

Lot ⁵⁴⁶ ~~56~~ Hattie May Pooles L.U.M.
121 No 15th St apt #1

Lot C. thru H. Lon - Gene Inc.
1/3 Hattie May Pooles
121 No. 15th St. apt #1, L.U.M.

Blk 21

1-2-3-678
Lot ~~42-6~~ Town & Country apt. Inc
1/3 E. J. Hoodman
2902 Nebraska Ave.
Santa Monica, Calif.

unsubdivided land

etc

2-44-7. Gladys Kingsbury
1302 So Sixth St I.U.

8. Joseph A. & Lottie H. Mollerup.
2045 Princeton Drive
Salt Lake City Utah

9. Dorchester Estates, Inc.
Box 509. I.U.

10. Jacob W. & Edith C. Hershman Sr.
115 No. 3rd St I.U.