

Planning & Development Department
Scanning Cover Sheet

Case No V-0016-62

APN 139-27-110-039

Location F ST & VAN BUREN AV

Applicant CHARMICOR INC

Subject

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 & 2, BLOCK 10, HFM&M SUBDIVISION AND GENERALLY LOCATED ON THE NE CORNER OF "F" ST AND VAN BUREN AV IN LAND USE ZONE R-4.



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:

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.

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:ssm

V-16-62

NOTICE OF PUBLIC HEARING

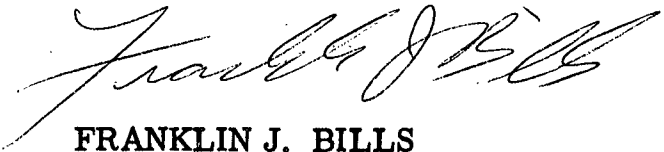
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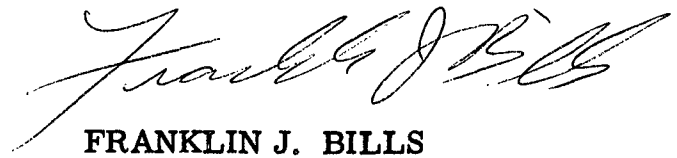
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V-16-62

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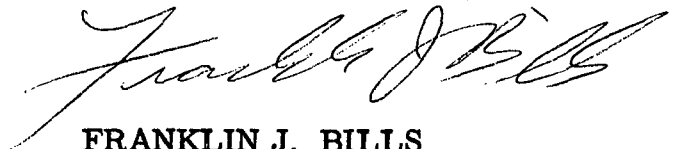
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**FRANKLIN J. BILLS
Director of Planning**

FJB:ssm

V-16-62

Commissioner Fountain moved the application of Walter and F. M. Pinjouv (V-14-62) be APPROVED as recommended by the Board of Zoning Adjustment, subject to the following conditions:

1. The plot plan be rigidly adhered to in the provision of parking.
2. Wet standpipes and fire escapes be installed

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

VARIANCE -
(V-15-62)

Approved

APPLICATION OF CHARLES F. HENZE

To construct 14 apartment units which is 3 more than permitted by ordinance, on property generally located at the southwest corner of 13th and Bonanza between Mesquite Avenue and East Bonanza Road, in Land Use Zone R-3. Property legally described as

Lots 1, 2 and 3, Block 4, Fourteenth Street Addition.

Director of Planning: These units are proposed for property on the west side of 13th Street just east of Kelso Turner. In this particular instance the density requirements of the zoning ordinance would permit the construction of 11 units. This, I want to point out to the Board, is right in the middle of the shelf going down the hill. This is almost identical to that granted to Mr. Ferguson and others. Some slight variation was permitted in the construction of apartments here in the belief that we need to encourage development in that shelf area where construction is so extremely difficult and expensive. There were no protests to this application at the public hearing.

There were no comments to the Mayor's call for remarks for or against this proposed development.

Commissioner Levy moved the application of Charles F. Henze for a variance (V-15-62) be APPROVED as recommended by the Board of Zoning Adjustment, subject to the following conditions:

1. Conformance to the plot plan.
2. Off-site improvements to be installed.
3. A fire hydrant to be installed on Bonanza Road at the entrance of the rear driveway.

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

VARIANCE -
(V-16-62)

Denied

APPLICATION OF CHARMICOR, INC.

To construct 18 apartment units on a parcel that permits the construction of 16 units, on property generally located on the northeast corner of "F" Street and Van Buren Avenue in Land Use Zone R-4. Property legally described as:

Lots 1 and 2, Block 10. H.F.M. & M. Subdivision.

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.

and East Bonanza Road, in land use zone R-3.

Mr. Saylor gave the staff report and stated that the staff recommends approval of this variance due to the topographic character of the property.

The Chairman declared the public hearing open. Mr. Henze appeared in his own behalf. Mr. Loyal Greeley, 513 North 13th Street, also appeared in approval. The Chairman declared the public hearing closed.

After a brief discussion Mr. White moved that the application of CHARLES F. HENZE for a Variance to construct fourteen apartment units which is three more than permitted by Ordinance on property generally located at the southwest corner of 13th and Bonanza between Mesquite Avenue and East Bonanza Road, in land use zone R-3, be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Conformance to the plot plan.
2. Off-site improvements be installed.
3. A fire hydrant be installed on Bonanza Road at the entrance of the rear drive-way.

Mr. White seconded the motion and it was carried unanimously by the Board.

7. V-16-62
Denied

Application of 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.

Mr. Saylor stated that the applicant had submitted the wrong legal description; therefore, the application is not in order. The Chairman declared the public hearing open. No one appeared in protest or approval. The Chairman declared the public hearing closed.

Mr. Gilday moved that the application of CHARMICOR, INC. for a Variance to authorize the construction of 18 apartment units on a parcel that permits the construction of 16 units on property generally located on the northeast corner of "F" Street and Van Buren Avenue, in land use zone R-4, be referred to the Board of City Commissioners with the recommendation that it be denied because it is not in order. Mr. White seconded the motion and the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Gilday, Hurley Singleton, White	None	Hoggard

The Chairman thereupon declared the motion carried.

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. _____

July
Twelfth
1962

Charmicor, Inc.
1815 West Washington Avenue
Las Vegas, Nevada

Re: Variance (V-16-62)

Gentlemen:

At a regular meeting of the Board of City Commissioners held July 11, 1962, consideration was given your application to construct apartment units on property generally located on the northeast corner of "F" Street and Van Buren Avenue in Land Use Zone R-4.

Upon motion duly made, seconded and carried this application was denied.

Yours very truly,

(Mrs.) Edwina M. Cole
City Clerk

EMC:jaf

cc - Planning Dept.



July 3, 1962

Cornelia Kellar, Secretary
Charmicor, Inc.
1815 West Washington Ave.
Las Vegas, Nevada

Madam:

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 authorize the construction of 18 apartment units on a parcel that permits the construction of 16 units on property generally located on the northeast corner of "F" Street and Van Buren Avenue, 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 denied because the application is not in order.

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. BELLS
Director of Planning

FJB:com

V-16-62

TO: City Clerk
FROM: Planning Department

DATE: July 9, 1962

ITEM FOR CITY COMMISSION AGENDA ON July 11, 1962

VARIANCE -- V- **16-02**

Application of Charalcor, Inc. 1015 West Washington Avenue
(Name and Address)

to construct 18 apartment units on a parcel that permits the construction of 18 units.

in Land Use Zone R-4.

Property legally described as:

lots 1 and 2, block 10, 115-1337 Subdivision

Generally located: **on the northeast corner of "F" Street and Van Buren Ave.**

Board of Zoning Adjustment recommends denial on the basis of _____

the application is not in order.

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

3-62
cc: City Attorney
Public Works Dept.



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: June 13, 1962

TO: Building, Engineering, and Fire Departments

FROM: Planning Department

SUBJECT: File No. V-16-62, Board of Zoning Adjustment Meeting June 28, 1962

Application has been submitted by: Charmicor, Inc.

for a Use ~~Permit~~ Variance to: Authorize the construction of 18 apartment units on a parcel that permits the construction of 16 units.

The property is located at: the northeast corner of "F" Street and Van Buren Avenue.

in Land Use Zone: R-4

Legally described as: lots 1 and 2, block 10, HFM&M Subdivision

Your remarks regarding this application prior to June 18, 1962 will be greatly appreciated.


DON J. SAYLOR
Assistant Director
of Planning

Plot plan submitted: yes
no

No comment
H. T. Elder
Bldg. Dept.

INTER-OFFICE MEMORANDUM

18 June 1962

TO

Planning Dept.

FROM:

R. P. Sauer

SUBJECT:

V-16-62, Charmicor, Inc.

COPIES TO:

The site of development is within Urban Renewal area.

"F" and Van Buren have Right of Way of 70 feet; however, curb and gutter were placed by Assessment District 100-36 so that driving width is 36 feet which is inadequate for high density development. Developer should widen streets, install 7.5' wide sidewalks, street lights and pave alley. If streets are not widened, no parking in streets should be allowed.



R. P. Sauer
Director of Public Works

RPS:KJC:pf

INTER-OFFICE MEMORANDUM

June 15, 1962

TO:

Planning Department

FROM:

Fire Department

SUBJECT:

V-16-62

COPIES TO:

This department has no objections to the granting of subject variance provided, however, all City regulations are strictly complied with re. construction, parking, etc.

G.D. Williams

G.D. Williams, Chief
Fire Department

W'c



NOTICE TO PUBLISH

Las Vegas, Nevada

Date: June 15, 1962

To: LAS VEGAS SUN
From: Director of Planning
SUBJECT: PUBLICATION OF U-17-62, U-18-62, U-19-62, U-20-62,
U-21-62, U-22-62, V-11-62, V-12-62, V-13-62, V-14-62, V-15-62, V-16-62
V-17-62

Please publish the attached Legal Notices on
Monday, June 18, 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

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: June 15, 1962

To: LAS VEGAS REVIEW JOURNAL

From: Director of Planning

**SUBJECT: PUBLICATION OF U-17-62, U-18-62, U-19-62, U-20-62,
U-21-62, U-22-62, V-11-62, V-12-62, V-13-62, V-14-62, V-15-62, V-16-62,
V-17-62**

Please publish the attached Legal Notices on

Monday, June 18, 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

NOTICE OF PUBLIC HEARING

JUNE 28, 1962

June 18, 1962


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FRANKLIN J. BILLS
Director of Planning

V-16-62



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: **June 13, 1962**

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

FROM: **Planning Department**

SUBJECT: File No. **V-16-62**, Board of Zoning Adjustment Meeting **June 28, 1962**

Application has been submitted by: **Charmicor, Inc.**

for a Use ~~Permit~~ Variance to: **Authorize the construction of 18 apartment units on a parcel that permits the construction of 16 units.**

The property is located at: **the northeast corner of "F" Street and Van Buren Avenue.**

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

Legally described as: **lots 1 and 2, block 10, HFM&M Subdivision**

Your remarks regarding this application prior to **June 18, 1962**
will be greatly appreciated.

DON J. SAYLOR
Assistant Director
of Planning

Plot plan submitted: **yes**

no

Gen. Loc.

Northeast corner of "F" St.
and Van Buren Ave

L1

0.10

H F 721 + m

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned. CHARMICOR, INC.,, the owner, respectfully petitions for a zoning variance to: . . . authorized construction of 18 apartment units on a parcel that permits construction of 16 apartment units.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at . . . 510-520 Van Buren Street between . . . E Street and . . . F Street in Land Use Zone. R-4 Said property is legally described as follows: . . . Lots 1 & 2, Block 10, HFM & M, subdivision, City of Las Vegas, County of Clark, State of 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, 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)
By: Carmelita Keller 1815 W. Washington Ave., Las Vegas Dudley 4-6583
Signature of Owner Secy. Mailing Address Phone No.

Subscribed and sworn to before me this 12th day of June 1962

Chas. E. Cant April 9, 1965
Notary Public My Commission Expires

George Henthorne 3051 Paradise Road, #7, Las Vegas Re 5-3411
Name of Owner's Representative Address Phone No.

None
Name of Lessee, Rentor or Prospective Buyer Address Phone No.

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 75.00 Received by FJB
Receipt No. 45958 Date 6/12/62
Case No. V-16-62

HFM&M ADDITION (CONT)

Blk 11 (Cont)			
Lot	6	✓ Johnny Haines John P. and Elenoir Haynes	1331 Burnham Ave.
	7, 8	✓ Harry F. and Mable B. Sanders	501 Van Buren Ave
	9	William and Lettie Hall ✓ % Peter Flangas	231 N. Third St.
	10	✓ Coy and Mildred Sparks	319 Jackson
	11	James Rosemond ✓ % Tanzy Haney	428 Van Buren Ave.
	12	Estate of Annita S. Masters (Do not type envelope - no address)	
Blk 22			
Lot	4, 3	✓ Archie Coleman	608 Jackson
	5	✓ Andrew and Ruby Kennedy	606 Jackson Ave.
	6	✓ Florence Elmore % Hyman Friednash	444 Desert Inn Road
	7-9	Shopping Center, Inc. ✓ % Hyman Friednash	444 Desert Inn Road
	10	✓ May Etta Anderson	615 Van Buren Ave.
	11-12	✓ Katie R. Kirksey Leander A. Kirksey, Jr. Carl H. Kirksey Emmet A. Kirksey and Alma Humes	% Alma Shaw 619 West Van Buren
Blk 23			
Lot	1-4	✓ Howard and Margaret Washington	622 W. Van Buren Ave.
	5	✓ Ray Lyle Christensen	1213 Leonard Ave.
	6	Ray L. Christensen Shirley Wright	602 Van Buren Ave.
	7, 8	✓ Delbert Moore	1215 Westchester Place Los Angeles 19, Cal.
	9	✓ Hermitt and Teola Williams	512 Leonard Ave.
	10	✓ Timothy and Willie Mae Edwards	615 Harrison Ave.
	11, 12	✓ Mr. and Mrs. Howard Washington	622 West Van Buren Ave.
Blk 24			
Lot	4	✓ Caldwell and Inez Henry	614 Harrison Street
	5, 6	✓ Albert and Laura Henry	% Joe L. Robertson 608 Harrison Ave.

Applicant
Cornelia Kellar,
Secretary

1815 W. Washington

V-16-6

Charmiot

H F M & M Addn

Blk 6	Lots 12 only	✓ 1
7	Lots 1-12 only	✓ 13
9 #	all of block 9	✓ 15
10 #	Lots 1 thru 12 (all)	✓ 27
11	" 1 " 12 (all)	✓ 39
22	" 4 " 11	✓ 46
23	" 2 2 " 11	✓ 53
24	" 4 " 6	58

CHARMICOR

V-16-62

HFM&M ADDITION

Blk 6			
Lot	12	✓ Las Vegas Colored Progressive Club	814 North "E" Street
Blk 7			
Lot	1, 2	✓ Tansy Haney	428 Van Buren Ave.
	3	✓ George and Maude Harris	412 Van Buren Ave.
	4	✓ R. M. Johnson Ina Marie Ensley	408 Van Buren Ave.
	5	✓ Rosie Lee Finley	516 Freeman Avenue
	6	✓ Bernard F. and Annie Polk	1511 "D" Street
	7	✓ Pilgrim Church of Christ	1515 North "D" Street
	8	✓ George L. and Maude Harris	412 Van Buren Ave.
	9	✓ Curtis and Inabell McLemore	407 Harrison
	10, 11	✓ George and Roberta McLemore	604 Wyatt Avenue
	12	✓ Ruben and Vera Bullock	1512 "E" Street
Blk 9		✓ Clark County School District City of Las Vegas	P. O. Box 551
Blk 10			
Lot	1	✓ Larry and Juanita Barr	520 Van Buren Ave
	2	✓ Marvel and Wanda M. Stevens	1657 North "E" Street
	3	✓ Reuben and Emma Montgomery	401 Leonard Ave.
	4	✓ Maggie Lee Cox	288 East 43rd Place Los Angeles 11, Cal.
	5	✓ Ella Council	502 Van Buren Ave.
	5, 6	✓ Carrie Lee Christensen	Box 423 Merced, Cal.
	7	✓ Marry Russaw, et al	1100 Freeman Ave.
	8	✓ J. R. and Ida Kellough	505 Harrison Ave.
	9	✓ Geneva Curry	509 Harrison Ave.
	10	✓ Mary Frances Washington	513 Harrison Ave.
	11, 12	✓ Coy and Mildred J. Sparks	319 Jackson Ave.
Blk 11			
Lot	1-3	✓ James and Jodie Cannon Uvalde Caperton	307 Van Buren Ave.
	4, 5	✓ Nancy Pullum	609 Jackson Ave.

an

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D.</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	6/13/62	6/8/62	No Comment.
ENGINEERING DEPARTMENT		6/18/62	See Memo.
FIRE DEPARTMENT		6/15/62	Inspections
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.	✓	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:

MEETING DATE:

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.



16