

**Planning & Development Department  
Scanning Cover Sheet**

Case No            V-0014-62

APN                139-34-612-017

Location           8TH ST & OGDEN AV

Applicant           WALTER & F M PINJOUV

**Subject**

A VARIANCE TO PUT A 34 HOTEL RMS, 48 SINGLE APTS, 1 MANAGER'S OFFICE W/1 BEDROOM APT & 2 1-BEDROOM APTS IN A ZONE CALLING FOR A MAX OF 24 APTS; & ALSO TO REDUCE THE REQ PKG SPACES FROM 51 TO 27 GIVING A RATIO IN EXCESS OF 1 SPACE FOR 2 APTS & TO VARY FROM THE REQ SET BACKS. PROPERTY LEGALY DESC AS LOTS 14,15&16 IN BUCK'S SUBDIVISION. GENERALLY LOCATED ON THE SW CORNER OF 8TH ST & OGDEN IN 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:

WALTER PINJOUV 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 VARY FROM THE REQUIRED SETBACKS. PROPERTY LEGALLY DESCRIBED AS LOTS 14, 15 AND 16 IN BLOCK 12 OF BUCK'S SUBDIVISION IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA. GENERALLY LOCATED ON THE SOUTHWEST CORNER OF EIGHTH 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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FRANKLIN J. BILLS  
Director of Planning

The Chairman declared the public hearing closed.  
After discussion, Mr. Gilday moved that the application of JOHN L. WINGFIELD for a Use Permit to operate a real estate office on property generally located on the East side of South Second between Charleston Boulevard and Coolidge Avenue, in land use Zone R-4 be approved in accord with the plot plan. Mr. Hoggard seconded the motion and the vote was carried unanimously by the Board.

6. V-14-62

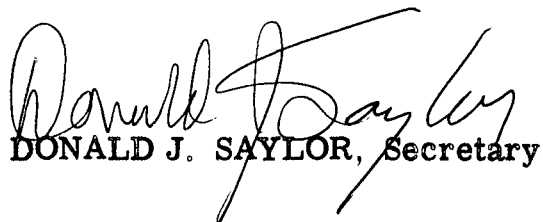
{ WALTER PINJOUV and F. M. PINJOUV - Review of Plot Plans.  
The Board was in accord with the new plot plans.

7. V-5-62

GEORGE VON TOBEL - Review  
The Board was not in accord with the new plot plans.

ADJOURNMENT:

Upon motion duly made and seconded, the regular meeting of the Board of Zoning Adjustment adjourned at 8:30 PM.

  
DONALD J. SAYLOR, Secretary

made an assumption that San Bernardino was going to be a 51 ft. street and, therefore, these homes were located 25 ft. back from a 51 ft. street when it is not a 51 ft. street - it is a 60 ft. street. The models are standing there and in view of the fact they are in an area backing up to San Francisco Avenue, and built, I don't see that they are doing anybody any harm. The Board of Zoning Adjustment recommends approval and there were no protests at the public hearing.

There was no response to the Mayor's call for comments on this proposal.

Commissioner Levy moved the application of Miranti Investment Co. for a variance (V-13-62) be APPROVED as recommended by the Board of Zoning Adjustment, subject to the following condition:

1. Conformance to the plot plan.

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

VARIANCE-  
(V-14-62)

Approved

APPLICATION OF WALTER AND F. M. PINJOUV

to put 34 hotel rooms, 48 single apartments, 1 manager's office with 1-bedroom apartment, and 2 one-bedroom apartments in a zone designated for a maximum of 24 apartments. Also to reduce the required parking spaces from 51 to 27, giving a ratio in excess of 1 space for 2 apartments and to vary from the required setbacks, in Land Use Zone C-2. Property generally located on the southwest corner of 8th and Ogden Streets legally described as:

Lots 14, 15 and 16 in Block 12 of Buck's Subdivision.

Director of Planning: I think I should call to your attention, and I believe it is the thinking of the Board of Zoning Adjustment, that actually the thing involved is the desire of the applicants to install minimum cooking facilities in some of the rooms. As a layman, I could scarcely tell the difference between the apartments and the hotel rooms. I point out to you this is in a C-2 Zone in the down town area and if they did not wish to put these cooking facilities in, the applicants could build the hotel with considerably more units than they are proposing here. In a C-2 Zone they would not have to provide any parking if they so desired. While this looks like a lot of variation, it boils down simply that they want to put cooking facilities in some of the hotel rooms and, therefore, they are required by ordinance to conform to R-4 requirements.

Attorney Robert Cohen: It was pointed out before the Board of Zoning Adjustment that there is a slight change in distribution of the units. It will call for 32 hotel rooms rather than 34 and a total of 53 apartments - 48 single, the manager's and four 1-bedroom. There will be 27 parking spaces. I merely bring this out so the record will be clear.

There was no further response to the Mayor's call for comments on this request for a variance.

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.

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. V-14-602

approval and presented two letters of approval. The Chairman declared the public hearing closed.

After a brief discussion Mr. Gilday moved that the application of MARVIN J. WOOD for a Variance to add a room within a distance of eight feet of the back property line in lieu of 25 feet on property generally located on the northwest corner of Mallard Street and Alta Drive, in land use zone R-1 be referred to the Board of City Commissioners with the recommendation that it be approved on the basis that the owner was not responsible for the violation, and subject to the following condition:

1. Conformance with the plot plan.

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

4. V-13-62  
Approved

Application of MIRANTI INVESTMENT COMPANY, INC. for a Variance to reduce the front yard setback on property legally described as lots 31 thru 36, block 12, Las Verdes Heights No. 6 Unit No. one. Generally located on San Bernardino Avenue west of Las Verdes Street, in land use zone R-1.

Mr. Saylor gave the staff report and stated that this is a new subdivision and these homes were constructed as models. San Bernardino Avenue is a proposed 60 foot street, and the builder at the time of construction was under the impression that the street was to be 51 feet. As a result, the front yard setbacks are less than required by Ordinance. The staff recommends approval. The Chairman declared the public hearing open. No one appeared in protest or approval. The Chairman declared the public hearing closed.

Mr. Hoggard moved that the application of MIRANTI INVESTMENT COMPANY, INC., for a Variance to reduce the front yard setbacks on property legally described as lots 31 thru 36, block 12, Las Verdes Heights No. 6 Unit No. one and generally located on San Bernardino Avenue west of Las Verdes Street, in land use zone R-1, be referred to the Board of City Commissioners with the recommendation that it be approved subject to conformance to the plot plan. Mrs. Hurley seconded the motion and it was carried unanimously by the Board.

5. V-14-62  
Approved

Application of WALTER PINJOUV 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 vary from the required setbacks on property legally described as lots 14, 15, and 16, block 12, of Buck's Subdivision in the City of Las Vegas, County

of Clark, State of Nevada. Generally located on the southwest corner of Eighth and Ogden, in land use zone C-2.

Mr. Saylor gave the staff report and stated that this property is surrounded by C-2 development. The Zoning Ordinance specifies that apartments may be constructed in the C-2 zone if they conform to the R-4 requirements. A careful analysis of this application indicates that the applicant simply wishes to construct hotel rooms with kitchen facilities. He suggested that the Board make a determination as to whether or not the kitchen facilities should be permitted. There are no protests or approvals on record. The staff has no specific recommendation, but the Fire Department would require that wet standpipes and fire escapes be installed.

The Chairman declared the public hearing open. Mr. Robert Cohen, 229 North Third Street, appeared in behalf of the application. Mr. Pies, a contractor, also appeared. He stated that the applicant proposed to reduce the number of hotel rooms from 34 to 32. Mr. G. W. Evans, 710 Ogden Avenue, appeared and stated that the parking provision should be set aside in the downtown area. The Chairman declared the public hearing closed.

The Board held a lengthy discussion regarding the parking ratio of one space for each unit and the reduction of this ratio. Mr. Gilday moved that the application of WALTER PINJOUV 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 vary from the required setbacks on property generally located on the southwest corner of Eighth and Ogden, in land use zone C-2, be referred to the Board of City Commissioners with the recommendation that it be approved 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.

Mr. White seconded the motion and the vote was as follows:

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

The Chairman thereupon declared the motion carried.

Application of 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

6. V-15-62  
Approved

TO: City Clerk  
FROM: Planning Department

DATE: July 3, 1962

ITEM FOR CITY COMMISSION AGENDA ON July 11, 1962

VARIANCE -- V-14-62

Application of Walter Pinjow  
F. M. Pinjow 1221 South Eighth Street  
(Name and Address)

to put 34 hotel rooms, 45 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 vary from the required setbacks.

in Land Use Zone C-2.

Property legally described as:

**Lots 14, 15, and 16 in block 12 of Buck's Subdivision**

Generally located: **on the southwest corner of Eighth and Ogden**

Board of Zoning Adjustment recommends approval on the basis of \_\_\_\_\_

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.**

Number of protests: 0

PLANNING DEPARTMENT

cc: <sup>3-62</sup> City Attorney  
Public Works Dept.

BY: \_\_\_\_\_

**July 3, 1962**

**Mr. Walter Pinjouv  
Mr. F. M. Pinjouv  
1221 South Eighth Street  
Las Vegas, Nevada**

**Dear Sirs:**

**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 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 vary from the required setbacks on property generally located on the southwest corner of Eighth 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 approved 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.**

**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-14-62**

File  
V-14  
203

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*Franklin J. Bills*

FRANKLIN J. BILLS  
Director of Planning

*I want to express my approval of this proposed variance*  
*Sanison Stocks*



PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: June 8, 1962

TO: Fire, Engineering, & Building Departments

FROM: Planning Department

SUBJECT: File No. V-14-62, Board of Zoning Adjustment Meeting June 28, 1962

Application has been submitted by: Walter Pinjouv and F. M. Pinjouv

for a ~~Use Permit~~/Variance to: See attached page

The property is located at: the Southwest corner of Eighth and Ogden Streets

In Land Use Zone: C-2

Legally described as: Lots 14, 15 and 16, block 12 of Buck's Subdivision

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

*No comment*  
*[Signature]*  
DON J. SAYLOR  
Assistant Director  
of Planning  
*H.T. Elder*  
*Bldg. Dept.*

Plot plan submitted: yes  
no

June 8, 1962

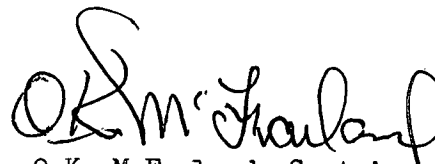
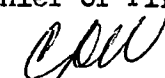
## INTER-OFFICE MEMORANDUM

TO: Don Saylor, Assistant Director of Planning	FROM: O.K. McFarland, Captain Fire Prevention Bureau
SUBJECT:  V-14-62	COPIES TO:

This department has no objections to granting a variance to Walter Pinjouv and F. M. Pinjouv for an apartment-hotel on the corner of 8th Street and Ogden, provided they meet the following requirements:

1. Wet stand pipes be installed as specified in Chapter 38 of the Uniform Building Code.
2. The fire escapes be installed as provided for in Chapter 33 of the Uniform Building Code.

OKM/lb

  
O.K. McFarland, Captain  
Chief of Fire Prevention  


## INTER-OFFICE MEMORANDUM


18 June 1962

TO Planning Dept	FROM: R. P. Sauer
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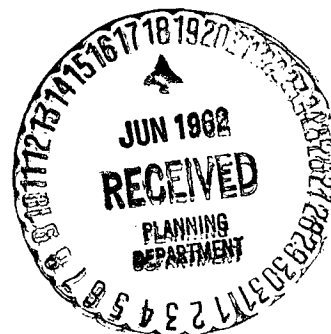
SUBJECT:  Variance V-14-62, Walter Pinjouv and F. M. Pinjouv	COPIES TO:
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Your memo of June 8 requested comments from the Engineering Dept. on the application of Walter Pinjouv and F. M. Pinjouv for a variance on property located at the southwest corner of 8th and Ogden Streets.

All the offsite improvements are to be installed under Assessment District 100-45. This department has no further comment on this application.

  
R. P. Sauer  
Director of Public Works

RPS:pf



NOTICE TO PUBLISH

Las Vegas, Nevada

Date: June 18, 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  
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 14, 1962

June 17, 1962

Notice is hereby given that on June 17, 1962, at 10:00 a.m. in the Council Chambers of the City of Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following applications:

**THE CITY OF LAS VEGAS FOR A USE PERMIT TO CONSTRUCT A FIRE STATION ON PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M. GENERALLY LOCATED ON THE NORTH SIDE OF UPLAND BOULEVARD BETWEEN JONES BOULEVARD AND MALLARD STREET IN LAND USE ZONE R-1.**

**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 LINE OF LAS VEGAS BOULEVARD NORTH. GENERALLY LOCATED ON THE WEST SIDE OF LAS VEGAS BOULEVARD NORTH, SOUTH OF WASHINGTON AVENUE, IN LAND USE ZONE C-2.**

**ARTHUR AND LEAH FOSTER FOR A USE PERMIT TO CONVERT AN EXISTING STRUCTURE INTO TWO DOCTORS' OFFICES ON PROPERTY LEGALLY DESCRIBED AS LOT ONE OF LAWRENCE LOVE TRACT. GENERALLY LOCATED ON THE SOUTHEAST CORNER OF BRUCE STREET AND LEWIS AVENUE, IN LAND USE ZONE R-4.**

**ROBERT VAN SANTEN FOR A USE PERMIT TO CONDUCT PROFESSIONAL OFFICES FOR HIS ADVERTISING STAFF ON PROPERTY LEGALLY DESCRIBED AS LOTS 19 AND 20 IN BLOCK ONE, PARKVIEW ADDITION. GENERALLY LOCATED ON THE WEST SIDE OF NORTH FIRST STREET BETWEEN STEWART AVENUE AND LAS VEGAS POLICE STATION, IN LAND USE ZONE R-4.**

LOVISA EARL FOR A USE PERMIT TO CONSTRUCT AND OPERATE  
A PRIVATE PARKING LOT FOR THE PERMANENT GUESTS OF THE  
BRIDGER HOTEL, 515 BRIDGER STREET, ON PROPERTY LEGALLY  
DESCRIBED AS LOTS 3 AND 4, BLOCK SIX, WARDIE ADDITION.  
GENERALLY LOCATED ON THE EAST SIDE OF SIXTH STREET  
BETWEEN BRIDGER AVENUE AND LEWIS AVENUE, IN LAND USE  
ZONE R-4.

N. N. FERRENDELLI FOR A USE PERMIT TO CONSTRUCT AND OPERATE  
A SERVICE STATION ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH-  
EAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTH-  
EAST QUARTER (NE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 33,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. &M. GENERALLY LOCATED  
ON THE NORTHWEST CORNER OF PINTO LANE AND HIGHLAND DRIVE, IN  
LAND USE ZONE C-1.

TWIN LAKES CORPORATION FOR A VARIANCE TO CONSTRUCT  
AND OPERATE A GARDEN TYPE APARTMENT DEVELOPMENT, A  
SENIOR CITIZENS HOUSING PROJECT, AND A COMMERCIAL  
RECREATION AREA ON PROPERTY LEGALLY DESCRIBED AS THE  
NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF  
LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, EXCEPTING  
THEREFROM ALL STREET AND COUNTY HIGHWAYS. GENERALLY  
LOCATED SOUTH OF WASHINGTON AND EAST OF TWIN LAKES DRIVE,  
IN LAND USE ZONE R-1.

MARVIN J. WOOD FOR A VARIANCE TO ADD A ROOM WITHIN A  
DISTANCE OF EIGHT FEET OF THE BACK PROPERTY LINE IN LIEU  
OF 25 FEET ON PROPERTY LEGALLY DESCRIBED AS LOT ONE  
BLOCK 41, CHARLESTON HEIGHTS TRACT NO. 8, UNIT NO. THREE.  
GENERALLY LOCATED ON THE NORTHWEST CORNER OF MALLARD  
STREET AND ALTA DRIVE, IN LAND USE ZONE R-1.

MIRANTI INVESTMENT COMPANY, INC. FOR A VARIANCE TO  
REDUCE THE FRONT YARD SETBACK ON PROPERTY LEGALLY DES-  
CRIBED AS LOTS 31 THRU 36, BLOCK 12, LAS VERDES HEIGHTS  
NO. 6 UNIT NO. ONE. GENERALLY LOCATED ON SAN BERNARDINO  
AVENUE WEST OF LAS VERDES DRIVE, IN LAND USE ZONE R-1.

V-14-62  
14. HENZE, INC. FOR A VARIANCE TO CONSTRUCT ONE MANAGER'S OFFICE  
WITH ONE BATHROOM APARTMENT, AND TWO ONE-BEDROOM APARTMENTS  
IN A ZONE WHICH PERMITS FOR A MAXIMUM OF 24 APARTMENTS; AND ALSO  
TO REDUCE THE REQUIRED PARKING SPACES FROM 51 TO 27  
LIVING SPACES IN EXCESS OF ONE SPACE FOR TWO APARTMENTS;  
AND TO DEPART FROM THE REQUIRED SETBACKS TO PROPERTY LEGALLY  
DESCRIBED AS LOTS 14, 15 AND 16 IN BLOCK 10, HFM&M  
SUBDIVISION IN THE CITY OF LAS VEGAS, COUNTY OF CLARK,  
STATE OF NEVADA. GENERALLY LOCATED ON THE SOUTHWEST  
CORNER OF EIGHTH 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 BET-  
WEEN MESQUITE AVENUE AND EAST BONANZA ROAD, IN LAND USE  
ZONE R-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.**

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 01 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 SOUTHWESTERLY  
SOUTHWESTERLY LINE OF LOTS 1 THRU 5 OF THE SOUTHEASTERLY  
LINE OF 15TH STREET; THENCE NORTHWESTERLY 125 FEET ALONG  
THE SOUTHWESTERLY LINE OF 15TH STREET TO THE POINT OF BEGIN-  
NING OF THE SOUTHWESTERLY LINE OF THE SOUTHWESTERLY LINE OF 15TH  
STREET BETWEEN EIGHTH AND OGDEN, IN LAND USE ZONE C-2

703

NOTICE OF PUBLIC HEARING

June 8 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 ~~City Planning Commission~~ will hear the application of:

B3A

WALTER PINJOUV AND F. M. PINJOUV FOR A VARIANCE TO <sup>PUB</sup> ~~PUB~~ 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 VARY FROM THE REQUIRED SETBACKS. PROPERTY LEGALLY DESCRIBED AS LOTS 14, 15 AND 16 IN BLOCK 12 OF BUCK'S SUBDIVISION IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA. GENERALLY LOCATED ON THE SOUTHWEST CORNER OF EIGHTH AND ~~OGDEN~~ OGDEN, IN LAND USE ZONE C-2.

B3A

Any and all interested persons may appear before the ~~City Planning Commission~~, either in person or by counsel, and object to or express approval of the proposed ~~reclassification~~ or may prior to this hearing file ~~it~~ with the City Planning Director written objections thereto, or approval thereof.

variance

FRANKLIN J. BILLS  
Director of Planning

V-14-62

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

Date: June 8, 1962

TO: Fire, Engineering, & Building Departments  
FROM: Planning Department  
SUBJECT: File No. V-14-62, Board of Zoning Adjustment Meeting June 28, 1962

Application has been submitted by: ~~Walter Pinjou~~ and F. M. Pinjou

for a ~~Use/Permit~~/Variance to: See attached page

The property is located at: the Southwest corner of Eighth and Ogden Streets

In Land Use Zone: C-2

Legally described as: Lots 14, 15 and 16, block 12 of Duck's 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~~

Walter Pinjouy and P. M. Pinjouy 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 vary from the required setbacks.

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Walter Pinjouv & F. M. Pinjouv

The undersigned... as Pinjouv Properties... put 34 Hotel Rooms, 48 Single Apartments, one Managers Office with 1 Bedroom Apartment, and 2 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 of to now from required either

HEREWITH SUBMITTED: The property is situated at.. Eighth Street... Fremont Street Ogden Street between... and...

in Land Use Zone... C2... Said property is legally described as follows: lots 14, 15, and 16 in block 12 of Buck's Subdivision in the City of Las Vegas, County of Clark, State of Nevada

Generally located on the SW-Cor 8th & Ogden

Said property was acquired by the applicant on... 1921... Month Day Year

State the use of property permitted under the deed restrictions: no deed restrictions

Expiration date of deed restrictions: none... Month Day Year

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

- 1. A map showing the location of the applicant's property and all separately owned parcels of land or any portions thereof within a radius of 300 feet from the exterior boundaries of the property included in the application.
2. 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, etc.
3. A sketch, drawing, or photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
4. Any other pertinent information which may be requested.

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?

Property is in Hotel district yet far enough away from downtown business to require both permanent and transient guests to exist.

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).

There is no probability of this property being a successful retail business

district as it is too distant from the center of town, nor can it be developed as an apartment house as it is in a hotel area and the land cost is excessive, by the same token it being in a transitional area it can not be developed as a hotel as the trade it would get would be merely overflow. Being in a built up district of high land cost it is necessary to reduce the number of parking spaces to get full land use.

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?

The use requested is an extension of the present use of the adjoining properties as it is at the edge of the hotel district, and it will upgrade the neighborhood as it is the coming type of building for walking district permanent residents who are employed in the downtown area, and also has a value for transient residents, that are willing to be in a quite more distant location.

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

there is no provision for this type of structure in the master plan, so it can not affect it adversely. This place when constructed will be a value and a credit to the city.

OWNER'S AFFIDAVIT

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

We, I, the undersigned, being duly sworn, depose and say that I am we are owners the owner of the property involved in this application; that the information on the attached map and property owners list, all plans, drawing 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.

*Pursuit of Properties*  
*Walter B. ...*  
*injur*  
Signature of Owner

*1221 S. 8th Las Vegas*  
Mailing Address (see below)

*DU4-2560*  
Phone No.

Subscribed and sworn to before me this *9th* day of *May* 19 *62*.

*Mary J. ...*  
Notary Public my com. Expires 5/1/63

*Robert Cohen* 229 N. 3rd St. Las Vegas, Nevada DU dley 4 6484  
Name of Owner's Representative Address Phone No.

*Guaranty Mortgage Co.* 229 N. 3rd St. Las Vegas, Nevada DU 4 6484  
Name of Lessee, Rentor or Prospective Buyer Address Phone No.

Checked by: *[Signature]* The prescribed filing fee of \$ *75.00* received by:

*[Signature]* Director of Planning City or County Clerk

*7/7/62* Date Cashier

Receipt No. *7/7/62*  
Date

*V-14-62*

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D.</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	6/8	6/12	No Comment
ENGINEERING DEPARTMENT		6/18	No Comment
FIRE DEPARTMENT		6/14/62	See Memo
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

V-14-62

PINJOUV

BUCK'S SUBDIVISION

Blk 3

Lot	1, 2	✓ Hotel El Cortez Co.	600 Fremont Street
	3	✓ Hotel El Cortez Co. % Houssels and Houssels	El Cortez Hotel, Suite 114 Six and Fremont Streets
	4, 5	Same as above	
	6	Same as above	
Por.	6	✓ J. K. Houssells, Sr.	1012 South Sixth Street
Irreg.	C	Same as above	

Blk 4

Lot	4	✓ W. A. and Alma Palmer	216 North Sixth Street
	5	✓ Clara Keel, Helen Rushton Thomas Keel	214 North Sixth St.
	6	✓ William W. and Ruth Boyd	1110 Douglas Drive
	7, 8	✓ William and Ruth Boyd	1110 Douglas Drive
	9	✓ Vida E. Hardy	425 South Sixth St.
	10	✓ Joseph and Ruby Planck	205 N. Seventh St.
	11	✓ Ada K. Baumgardner, Ann C. Patefish, Adalu C. Bro, Aaron K. Carpenter	207 North Seventh St.
	12, 13	✓ Melrose Builders Inc.	211 N. Seventh St.
	14, 15	✓ Vernon W. Denham	225 N. Seventh St.
	16	✓ Ora H. and Marie M. Portner	712 S. Third St.

Blk 11

Lot	1	✓ Mary Lee Schumacher	% Loretta Goodfellow 818 Fremont Street
	2	✓ Mary Mangan	224 N. Seventh St.
	3	✓ Barrett Properties, Inc.	220 N. Seventh St
	4	✓ William Boyd, et al	% Nathan Goldman 216 North Seventh St.
	5	✓ Thomas L. Williams, Trustee	214 N. Seventh St.
	6	✓ A. H. and Vella Stevenson, Jr.	714 South Seventh St.
	7	Josephine E. Ellis	204 N. Seventh St.
	8	✓ Ada K. Baumgardner, A. C. Patefish Adalu C. Bro, A. K. Carpenter	209 N. Seventh St.

9m

BUCK'S SUBDIVISION (CONT)

Blk 11 (Cont)			
Lot	8 (Por)	✓ Clarence A. J. Murphy	202 N. Seventh St.
	9, 10	✓ Bernard's Public Meat Co.	713 Ogden Ave.
por	9, 10	✓ Edward D. Bernard	1110 South Sixth
	11	✓ James H. and Lavina Lee McVeigh	2016 Mesquite Ave
	12	✓ L. J. and Florence McDonald	218 N. Eighth St.
	13	✓ John and Mabel Dillingham	220 North Eighth St.
	14-16	✓ Corinne Johnson	817 S. Third St.
Blk 12			
Lot	1	✓ George W. and Jewel M. Evans	710 Ogden Avenue
	2	✓ Emmett W. and Myrtle R. Allen	127 No. Seventh
	3	✓ Barrett Properties, Inc.	220 N. Seventh
	4-8	✓ Albert and Oleta Franklin J. T. Franklin	% City Center Motel 700 Fremont St.
	9-12	✓ Harrison S. Stocks	Box 588
	13	✓ B. C. D. Inc.	511 Las Vegas Blvd. So.
	14-16	✓ F. Mike and Walter Pinjouv	714 East Ogden Ave.
Blk 13			
Lot	1-3	✓ Albert and Oleta Franklin J. T. Franklin	% City Center Motel 700 Fremont Street
	4	✓ Albert and Oleta Franklin et al	120 Las Vegas Blvd North
	10	✓ Clariece Mary Craner	2400 W. Charleston Blvd
	11-13	✓ Louis Wiener, Jr. Fean B. Stone	230 Las Vegas Blvd. South
por.	11-13	✓ Louis Hecht	419 Fremont St.
Blk 14			
Lot	1-3	✓ Paul A. and Anne Hogan Otto and Nellie Westlake	317 South Sixth St.
	4	✓ W. E. Fitzgerald	Box 964
	11-16	✓ Henry Leigh Hunt	110 South Ninth St.
Blk 15			
Lot	1	✓ Harold A. and Constance Bursell	Box 958 Project City, California
	2	✓ Alfred W. and Virginia L. Stanl	2030 E. Charleston
	3	✓ H. C. and Loreta L. Monson	120 North Eight St., Apt #1
	4	Same as above	
	5, 6	✓ Thomas L. Kaplin % Plaza Hotel	2820 Monroe St. Toledo, Ohio
	7	✓ J. Dewey and LaFond Soloman	2601 W. Charleston

BUCK'S SUBDIVISION (CONT)

Blk 15 (Cont)			
Lot	8	✓ First National Bank of Nevada	Box 190 % Trust Dept.
	9,10	✓ Carl Bennett	% Loretta Goodfellow 818 Fremont St.
	11	✓ Artesia Lodge #43 I. O. O. F. Oasis Rebekah Lodge #31	109 North Ninth St.
	12	✓ Lied Car Leasing Co.	2752 Farnham St. Omaha 31, Nebraska
	13,14	✓ Benjamin F. Forhman	33 N. LaSalle St. Chicago, Illinois
	15	✓ Hazel M. Fox	706 Lacy Lane
	16	✓ Jeanetta Ball	1700 Rexford Drive, <del>Apt</del> Apt. 103
por	16	✓ Mame E. Cohen	816 Ogden Ave.
Blk 16			
Lot	1-8	✓ Las Vegas Hospital Assn. & Clinic	201 North Eighth St.
por	9,10	✓ D. W. Burkett	9405 W. Jefferson Blvd Culver City, Cal.
por	9,10	✓ Thomas and Gladys Gee	2017 E. Linden Ave.
	11	✓ Verne and Francis M. Kint	209 N Ninth St.
	12	✓ Norma Turnbull	204 E. Bonanza Place
	13	✓ Robert J. and Marcella J. Taylor	1206 Arrowhead Ave.
	14	✓ Mrs. Ed Von Tobel	217 S. First St.
por	15	✓ Kent and Jeanne Worthen	225 N. Ninth Street
por	15,16	✓ Michael J. and Trudy W. Murray	818 Stewart Ave.
	15,16	✓ Pansy Barber	1724 Canosa Ave.
Blk 19			
Lot	6-8	✓ Gordon L. and Margaret E. Gordon	523 Fremont St.
Blk 20			
Lot	1-8	✓ Ambassador Motel	Ninth and Fremont St.

HAWKINS ADDITION

Blk 6			
Lot	7, 6	✓ First National Bank of Nevada	Box 190, Trust Dept.
	8,12	✓ Joe Shoong Foundation	929 Market Street San Francisco 1, California
Blk 7			
Lot	1-7	✓ Hotel El Cortez Co. % Houssels & Houssels	Hotel El Cortez, Suite 114 Sixth and Fremont Streets
	8-10	Same as above	
	11-16	Same as above	
por	17	✓ J. K. Houssells Sr.	1012 South Sixth Street

V-14-62

Cinjourn

Hawkins Addn

Blk 6 Lots 7 thru 12 ✓  
7 " 1 " 17 all ✓

Buck's Addn

Blk 3 Lots 1 thru 6<sup>(all)</sup> and lot on block ✓  
4 " 4 " 16 ✓  
11 " 1 " 16<sup>(all)</sup> ✓  
12 " 1 " 16<sup>(all)</sup> ✓  
13 " 1 " 4 and 10 thru 13 ✓  
14 " 1 " 4 " 14 " 16 ✓  
15 " 1 " 16<sup>(all)</sup> ✓  
16 " 1 " 16<sup>(all)</sup> ✓  
19 " 6-7-8 ✓  
20 " 1 thru 8 ✓

~~incomplete~~  
~~Stephane has first 2 pages~~

**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-14-62  
MEETING DATE: 6/28/62

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