

**Planning & Development Department  
Scanning Cover Sheet**

Case No            V-0007-62

APN                139-35-111-030

Location           BONANZA BTWN 13TH & 14TH STREETS

Applicant           PAUL FERGUSON

**Subject**

A VARIANCE TO PLACE FOUR UNIT APARTMENT BUILDINGS ON EXISTING 60 BY 100 FT LOTS ON PROPERTY LEGALLY DESCRIBED AS LOTS 1 THRU 5 AND LOTS 8 THRU 12, BLOCK 5, 14TH ST CITY ADDITION.  GENERALLY LOCATED ON THE S SIDE OF BONANZA RD BTWN N 13TH ST AND N 14TH ST, IN LAND USE ZONE R-3.



**NOTICE OF PUBLIC HEARING**


**April 5, 1962**

**March 23, 1962**

Notice is hereby given that on **April 5, 1962** at **4:00 P. M.** in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

**PAUL FERGUSON FOR A VARIANCE TO PLACE FOUR  
UNIT APARTMENT BUILDINGS ON EXISTING 60 BY  
100 FOOT LOTS ON PROPERTY LEGALLY DESCRIBED  
AS LOTS 1 THRU 5 AND LOTS 8 THRU 12, BLOCK 5,  
14TH STREET CITY ADDITION. GENERALLY LOCATED  
ON THE SOUTH SIDE OF BONANZA ROAD BETWEEN  
NORTH 13TH STREET AND NORTH 14TH STREET, IN  
LAND USE ZONE R-3.**

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

  
**FRANKLIN J. BILLS**  
Director of Planning

**NOTICE OF PUBLIC HEARING**

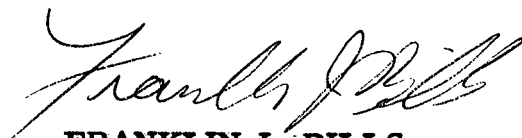
**April 5, 1962**

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**FRANKLIN J. BILLS**  
Director of Planning

Mayor Gragson: I'll ask Mr. Diederich - I think he has been the biggest spokesman. You feel that this planned community with \$35,000 homes and in excess of that will deteriorate or depreciate the value of your property in that area. The only basis that you possibly can have is the size of the lot. Is that right?

Mr. Diederich: I do indeed feel that, and beyond that I think there is more to come. They are setting a precedent now. There are areas immediately adjoining that behind Our Lady of Las Vegas Church, areas running over to the fence. I'm not particularly concerned with Mr. Moss' undertaking. I know he builds a fine house and I'm sure that this will be a picturesque neighborhood and a credit to Las Vegas, but I am afraid of what is coming.

At the hour of 5:15 p.m., Mayor Gragson declared a 5-minute recess. The meeting reconvened at the hour of 5:35 p.m. with all members present as of the opening session.

Commissioner Levy moved the application of Melvin and Corinne Moss (Z-59-61) for reclassification of property generally located on the north side of Alta Drive between Campbell Drive and Rancho Road, from R-E to R-1, be held in ABEYANCE to a Special Called Meeting on April 18, 1962, at 4:00 p.m., and that the Planning Director be instructed to notify all of the original protestants by registered mail to the effect that this meeting will be held, that final action will be taken at this time, and incorporate in the notice the compromise plan regarding lot size and deed restrictions.

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

V-7-62

Approved

VARIANCE (V-7-62) - APPLICATION OF PAUL FERGUSON to place 4-unit apartment buildings on existing 60 by 100 foot lots on property legally described as

Lots 1 through 5 and Lots 8 through 12, Block 5, 14th Street City Addition,

generally located on the south side of Bonanza Road between North 13th Street and North 14th Street, in Land Use Zone R-3.

Director of Planning, Franklin J. Bills: This is an application by Paul Ferguson for a variance to allow the construction of 4-unit apartment buildings on lots which are zoned R-3 and normally permits that except that these are smaller lots which I believe were originally designed for single family homes. They are south of Bonanza Road between 13th Street and 14th Street extending from Bonanza within 1 lot limits. The lots are only just over 6,000 square feet. We have given particular attention to this little matter for the reason that the opinion of the Planning staff and I believe the Planning Commission and the Board of Zoning Adjustment is that we would like to do what we can to encourage the development of an area, part of which has been developed recently, very close into town. It's an area which is a shelf and a considerable grade problem and very difficult to develop. The Board of Zoning Adjustment recommends your approval subject to the normal condition of the off-site improvements and secondly, the recommendation of the Traffic Commission that the lots on 14th Street

be graded in front in a manner which would allow cars to be parked on level ground. These conditions, I understand, are acceptable to the applicant. With those conditions, the Zoning Board recommends your approval.

Commissioner Whipple moved the application of Paul Ferguson (V-7-62) to place four-unit apartment buildings on existing 60 by 100 foot lots on property generally located on the south side of Bonanza Road between North 13th Street and North 14th Street, in Land Use Zone R-3, be APPROVED subject to the following conditions:

- 1) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Department of Public Works.
- 2) That the off-street parking plan as approved by the Traffic and Parking Commission be approved subject to the 14th Street side being placed on a level surface.

Motion seconded by Commissioner Levy.

Loyal L. Greeley, 513 North 13th Street: I own 3 lots - lots 4, 5 and 6 - directly opposite this project. I know it is going to increase the traffic problem, but I also am aware of the fact that it is near town and Mr. Ferguson has a problem - he has put in a lot of money on assessments, taxes, and things like that, and he is also entitled to get something for his money. I withdraw my protest at this time. I protested at the former meeting of the Planning Commission. I am confronted with a problem in that I, for 3 four-plexes I have but 19,098 square feet and I am required to have, if we adhere technically to the R-3 four-plex, I am required to have 21,000. I am short 1902 feet and I take this means of making this a matter of record so that when I make application for a variance, it will be on record and the precedent will already have been established and I would require the same courteous treatment from the Planning Commission and also from the City Commissioners.

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

TENTATIVE MAP -  
CHARLESTON  
HEIGHTS NO. 35

Approved

TENTATIVE MAP - CHARLESTON HEIGHTS TRACT NO. 35 - submitted by Ernest Becker for property legally described as

Being a portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.,

generally located north of West Oakey Blvd. between Wilshire St. and Decatur Blvd., comprising approximately 18.31 acres.

Director of Planning, Franklin J. Bills: This is located in the area west of Decatur and north of Oakey Blvd. The map conforms to the ordinance. There have been no objections from other departments involved. You will note the lot sizes facing Oakey Blvd. are obviously elongated lots - I would say possibly properly designed for multiples, certainly oversize in depth for singles - and the zoning at the moment is R-E on those lots at that location. Therefore, the approval of the Planning Commission is conditioned on the subsequent rezoning of the area. At the meeting of the Planning

April  
Nineteenth  
1962

Mr. Leo Frey  
900 W. Bonanza  
Las Vegas, Nevada

Re: Off-site Improvement Agreement

Dear Mr. Frey:

We are enclosing an executed copy of the off-site  
improvement agreement for your files.

Yours very truly,

(Mrs.) Juanita A. Frary  
Deputy City Clerk

jaf  
enc

cc - Public Works w/copy of Improvement Agreement  
Planning w/copy of Improvement Agreement  
Building

I M P R O V E M E N T   A G R E E M E N T

A.      THIS AGREEMENT made and entered into this      5th      day of      April  
19 62 , by and between      GORDON & FREY

hereinafter referred to as "Builder", the party of the first part, and the City of Las Vegas, Nevada, a Municipal Corporation, hereinafter referred to as "City", the party of the second part:

B.      WHEREAS, at a meeting to be held by the (City Planning Commission) (Board of Zoning Adjustment) on 5 April 1962, the said Board will be/was asked to approve the application of the party of the first part for a (Zoning Variance) (Use Permit) (Zoning District Reclassification) which would outline the development of the property located at and identified as  
Lots 1 thru 5, and lots 8 thru 12, Block 5, 14th Street City Addition

for the following Use or Uses:

**Apartment Buildings**

C.      NOW, THEREFORE, said applicant, for and in consideration of the sum of One Dollar (\$1.00) agrees to construct and install at his own expense the following off-site improvements on public property, all in accordance with Standard Drawings and Specifications of the City of Las Vegas and detailed drawings pertaining thereto.

D.      Off-site Improvements as shown on City of Las Vegas Drawing No. \_\_\_\_\_

1.      Construction of "L" type curb and gutter, 5' min. Concrete Sidewalk on Bonanza Rd. adjacent to the property.
2.      Sign Assessment District Agreement for future street lighting.
3.      Construction of 5' min. concrete sidewalk, and five 20' driveway approaches on 13th St. adjacent to the property.
4.      Construction of 5' min. concrete sidewalks and five 20' driveway approaches on 14th St. adjacent to the property.
5.      Construction and installation of 8" sewer extension with 2 manholes from Bonanza Rd. on 14th St.
6.      Posting of Bond in the amount of \$8,381.00.

The installation of underground utilities are to be made prior to placement of any asphalt surfacing or base courses. Sewer laterals, water line connections and gas connections are to be installed in accordance with the recommended requirements of the Utility Companies and City of Las Vegas Standards. Prior to the installation of main line trunk sewers connected to the Las Vegas sewer system, or the installation of main water lines requiring hydrants, plans and specifications must be approved by the City of Las Vegas. The location of underground house services shall be marked on the curb face with a cold chisel or by stamping on the green cement at the point where it crosses the curb line. The following symbols shall be used.

"E" for electrical conduit	2" high
"G" for gas services	2" high
"S" for sewer services	2" high
"W" for water services	2" high

The location of underground street light circuits shall be marked with a cold chisel on the curb top with the following symbol 1 2 " high.

E. The builder agrees to notify the City Engineer of the date and hour work on any of the following items is expected to begin, notification to be not less than 24 hours in advance of the time work is anticipated to start and thereafter if conditions develop to delay the start of the work, the builder agrees to notify the City Engineer of the delay not less than two hours before the work was scheduled to begin:

- Laying of sewer lines
- Backfilling of sewer lines
- Placing concrete for curb, gutter and sidewalk
- Storm drain structures
- Manholes
- Street lighting foundations
- Placing of Type I gravel base courses
- Placing of Type II gravel base courses
- Priming base course, sealing pavements
- Installing street lighting

It is understood and agreed that should the builder suspend work on any item longer than over night (except during Saturday and Sunday) a new notification should be made to the City Engineer before work may begin anew on any items requiring inspection.

F. It is further understood and agreed whenever the City Engineer, or his duly authorized representative, inspects portions of work as mentioned hereinbefore, and finds the work performed to be in a satisfactory condition for inclusion in the completed project, the City Engineer, or his duly authorized representative, shall issue a statement of inspection which shall permit the builder to perform the next phase of the construction. Ordinarily not less than one continuous block of any of the items of work mentioned will be approved. It is further agreed that inspection and approval of any item of work shall not forfeit the right of the City to require the correction of faulty workmanship or materials at any time during the course of the work, although previously approved by over-sight.

The builder further agrees nothing herein shall relieve him of the responsibility for proper construction and maintenance of the work, materials and equipment required under the terms of this Agreement until all work has been completed by him and accepted by the City of Las Vegas.

G. The builder further agrees to provide for the adjustment necessary to all existing utilities because of the work required by this Agreement, without cost to the City.

H. The builder further agrees that all improvements shall be made in accordance with the general regulations, specifications and ordinances of the said City of Las Vegas.

I. It is further agreed that the City shall have the right to require the correction by the builder at any time before release of the Bond required herein of any item, or items, to be installed under this Agreement which do not conform to City Standards, Specifications or Ordinances, even though the plans for the item in question may have been approved by the City Engineer.

J. The builder further agrees that said improvements shall be started within 90 days from date of the signing of this Agreement and that said improvements shall be completed within 9 months from the date the project is started.

K. It is further agreed that in the event the builder fails to complete said improvements within said period, the City may at its option, proceed to complete said improvements at the expense of the builder or under his Bond as hereinafter provided for.

L. The said builder further agrees that he will execute a Surety and Performance Bond for the full cost of said improvements in favor of the City, conditioned that said builder will complete said improvements within said period and further conditioned that said Bond shall be used for the payment of the completion of said improvements by the City in case said builder does not complete said improvements within said 12 month period and that the City has exercised its option to complete said improvements and further provided that any application for the release of said Bond upon the completion of the improvements by the builder shall not be granted unless accompanied by a written certificate from the City Engineer, stating that all requirements hereof have been satisfactorily completed in accordance with the terms of this Agreement. Said builder further agrees that said Bond shall be first submitted to and approved by the City Attorney of the City of Las Vegas.

M. The builder further agrees that in addition to the above conditions, any and/or all stipulations and agreements made by it and the Board of City Commissioners and/or City Planning Commission of Las Vegas will be fully performed.

N. The builder shall protect and take care of all work until its completion and final acceptance by the City. During moving in construction and moving off, the builder shall keep the site free and clean from dangerous accumulation of rubbish and debris, and shall maintain sufficient and proper barricades, lights, etc., for the protection of the public. Final acceptance of the work will not be made by the City until the area falling under the Agreement and adjacent property has been cleared of all rubbish, surplus materials and equipment resulting from the contractor's operations, to the satisfaction of the City Engineer.

O. The builder shall indemnify and save harmless the City from and against all losses, and all claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against it, by reason of any act or omission of said builder, his agents or employees, in the execution of the work involved in this Agreement or in the consequence of any negligence or carelessness regarding the same.

IN WITNESS WHEREOF the parties hereto have set their hands and official seals on the date first above written.

By Robert J. Gardner

By Leo R. Fryer

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

By Oran K. Morgan Mayor

ATTEST:

By Oran K. Morgan City Clerk

M I N U T E S  
BOARD OF ZONING ADJUSTMENT

April 5, 1962

A special meeting of the Board of Zoning Adjustment was called to order at 4:00 P. M. by Chairman Singleton in the Council Chambers of the City Hall, Las Vegas, Nevada.

**PRESENT:** Chairman Singleton, Messrs. Hoggard and White.

**ABSENT:** Vice-Chairman Hurley, and Mr. Gilday.

**STAFF PRESENT:** Director of Planning Franklin J. Bills.  
Recording Secretary Barbara Hagin.

**NEW BUSINESS:**

1. V-7-62

Approved

Application of PAUL FERGUSON for a Variance to place four unit apartment buildings on existing 60 by 100 foot lots on property legally described as

Lots 1 thru 5 and Lots 8 thru 12, Block 5, 14th Street City Addition

generally located on the south side of Bonanza Road between North 13th Street and North 14th Street, in Land Use Zone R-3.

Mr. Bills gave the staff report and stated that this piece of property has created some problems. First, it is on a shelf of ground which has not been developed because of the expense to develop it. The staff feels that this ground should be developed since it is close in town. At this time the applicant proposes to build four-plex apartment units on 6,000 square foot lots. The Board will have to consider the difficult terrain, and also the increase in density. Another factor is the lack of an alley in relation to off-street parking. Our Ordinance provides that off-street parking should be provided at one space for each apartment unit. After several discussions with the Traffic Engineer and the architect, a revised off-street parking plan was presented with the cars parked at an angle of 70 degrees with enough space for turning around, instead of backing out onto the street. The staff feels this is a workable program and the Traffic and Parking Commission has recommended that this parking plan be approved subject to the condition that the lots on 14th Street will be so graded that the parked cars will be on the level. The Planning staff has no objections to this Variance. The Public Works Department requires the signing of an Improvement Agreement and filing a bond for the installation of off-site improvements.

The Chairman declared the Public Hearing open. Mr. Ira Marshak, 212 Las Vegas Boulevard South, Architect, appeared in behalf of Mr. Ferguson.

Mr. Loyal Greeley, 513 North 13th Street; Marjorie Busch appeared in protest to this application. The Chairman declared the Public Hearing closed.

Mr. White moved that the application of PAUL FERGUSON for a Variance to place four unit apartment buildings on existing 60 by 100 foot lots on property generally located on the south side of Bonanza Road between North 13th Street and North 14th Street be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Signing of an Improvement Agreement and filing a bond for the

Installation of off-site improvements as required by the Public Works Department.

2. Conformance to the plot plan and parking plan as amended to grade the front lots on 14th Street so the parked cars will be on the level surface.

Mr. Hoggard seconded the motion and roll call was as follows:

AYES

Hoggard  
White  
Singleton

NAYS

None

Thereupon the Chairman declared the motion carried.

ADJOURNMENT:

Upon motion duly made and seconded the special meeting of the Board of Zoning Adjustment adjourned at 4:30 P. M.



FRANKLIN J. BILLS  
Secretary, Board of  
Zoning Adjustment

**NOTICE OF PUBLIC HEARING**


**April 5, 1962**

**March 23, 1962**

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UNIT APARTMENT BUILDINGS ON EXISTING 60 BY  
100 FOOT LOTS ON PROPERTY LEGALLY DESCRIBED  
AS LOTS 1 THRU 5 AND LOTS 8 THRU 12, BLOCK 5,  
14TH STREET CITY ADDITION. GENERALLY LOCATED  
ON THE SOUTH SIDE OF BONANZA ROAD BETWEEN  
NORTH 13TH STREET AND NORTH 14TH STREET, IN  
LAND USE ZONE R-3.**

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

  
**FRANKLIN J. BILLS**  
Director of Planning

April  
Twelfth  
1962

Mr. Paul Ferguson  
1101 Tumbleweed Avenue  
Las Vegas, Nevada

Re: Variance (V-7-62)

Dear Mr. Ferguson:

At a regular meeting of the Board of City Commissioners held April 11, 1962, consideration was given your application to place four-unit apartment buildings on property generally located on the south side of Bonanza Road between North 13th Street and North 14th Street in Land Use Zone R-3.

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

- 1) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Department of Public Works.
- 2) That the off-street parking plan as approved by the Traffic and Parking Commission be approved subject to the 14th Street side being placed on a level surface.

Very truly yours,

(Mrs.) Sigrid Dodgson  
Assistant City Clerk

SD/k

cc: Planning Dept. ✓  
cc: Public Works

April 6, 1962

Mr. Paul Ferguson  
1101 Tumbleweed Avenue  
Las Vegas, Nevada

Dear Mr. Ferguson:

At a special meeting of the Board of Zoning Adjustment held on April 5, 1962, consideration was given to your request for a Variance to place four unit apartment buildings on existing 60 by 100 foot lots on property generally located on the south side of Bonanza Road between North 13th Street and North 14th Street, in Land Use Zone R-3.

It was unanimously 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. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
2. Conformance to the off-street parking plan with the stipulation that the front lots on 14th Street be graded so that cars will be on the level surface.

This item will be heard by the Board of City Commissioners on April 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:bah

V-7-62

TO: City Clerk  
FROM: Planning Department

DATE: April 6, 1962

ITEM FOR CITY COMMISSION AGENDA ON April 11, 1962

VARIANCE -- **V7-62**

Application of Paul Ferguson, 1101 Tumbleweed Avenue, Las Vegas, Nevada  
(Name and Address)

to place four unit apartment buildings on existing 60 by 100 foot lots

in Land Use Zone R-3

Property legally described as:

**Lots 1 thru 5 and Lots 8 thru 12, Block 5,  
14th Street City Addition.**

Generally located: **on the south side of Bonanza Road between North 13th Street  
and North 14th Street.**

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

subject to the following conditions:

- 1. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.**
- 2. That the off-street parking plan as approved by the Traffic and Parking Commission be approved subject to the 14th Street side being placed on a level surface.**

Number of protests: \_\_\_\_\_  
cc: **City Attorney**  
**Public Works**  
**Agenda File**  
**Applicant's file**

3-62

PLANNING DEPARTMENT

BY: \_\_\_\_\_  
**Don J. Saylor**

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. V-7-62

INTER-OFFICE MEMORANDUM

4 April 1962

TO

Planning Dept.

FROM:

V. B. Uehling

SUBJECT:

Variance V-7-62, Paul Ferguson

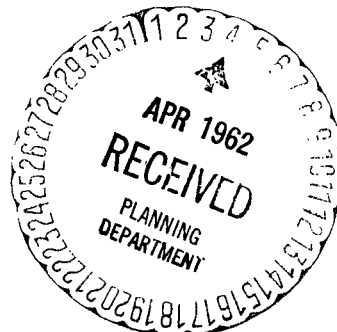
COPIES TO:

Your memorandum of March 23 requested comments from the Engineering Division on the application for a variance by Paul Ferguson to place four unit apartment buildings on property located on the south side of Bonanza Rd., between N. 15th St. and N. 14th St.

Attached are the original and three copies of the Offsite Improvement Agreement covering the installation of improvements on the adjacent streets. It would be required that the applicant post a bond in the amount of \$8,381 to insure the installation of the offsite improvements.

V. B. Uehling  
Deputy Director of Public Works

VBU:pf



PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: **March 23, 1962**

✓  
TO: **Building, Fire, Engineering**

FROM: **Planning Department**

SUBJECT: File No. **V-7-62**, Board of Zoning Adjustment Meeting April 5, 1962

Application has been submitted by: **PAUL FERGUSON**

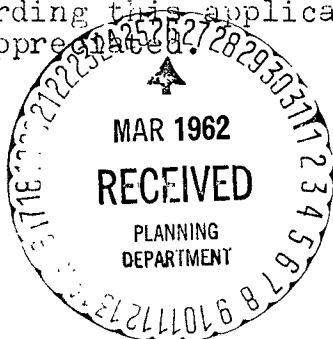
for a ~~Map Amendment~~ Variance to: **place four unit apartment buildings on existing  
80' x 100' lots.**

The property is located at: **the south side of Bonanza Road between North 13th Street  
and North 14th Street.**

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

Legally described as: **Lots 1 thru 6 and Lots 8 thru 12, Block 5, 14th Street City Addition.**

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



*Don J. Saylor*  
DON J. SAYLOR  
Deputy Director of Planning

DJS: **bh**

Plot plan submitted:   yes   **x**  
                                  no

*No comment*  
*H-T. Elder*  
*Bldg. Dept.*



INTER-OFFICE MEMORANDUM

March 26, 1962

TO: Don Saylor, Planning Dep't.

FROM: Fire Department

SUBJECT: V-7-62

COPIES TO:

The Fire Department requirements for the property located south of Bonanza Road between N. 13th and N. 14th are to install two fire hydrants - one 240' south of Bonanza on N. 13th and one 240' south of Bonanza on N. 14th Street.

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

N/c



**NOTICE TO PUBLISH**

**Las Vegas, Nevada**

**Date: March 23, 1962**

**To: LAS VEGAS <sup>SUN</sup> REVIEW JOURNAL**  
**From: Director of Planning**  
**SUBJECT: PUBLICATION OF Public Hearing - V-7-62**

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**Please publish the attached NOTICE OF PUBLIC HEARING on**  
**March 27, 1962 (date)**

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

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

**cc: Applicant's file**  
**V-7-62**

**NOTICE OF PUBLIC HEARING**

**April 5, 1962**

**March 23, 1962**

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**PAUL FERGUSON FOR A VARIANCE TO PLACE FOUR UNIT APARTMENT BUILDINGS ON EXISTING 60 BY 100 FOOT LOTS ON PROPERTY LEGALLY DESCRIBED AS LOTS 1 THRU 5 AND LOTS 8 THRU 12, BLOCK 5, 14TH STREET CITY ADDITION. GENERALLY LOCATED ON THE SOUTH SIDE OF BONANZA ROAD BETWEEN NORTH 13TH STREET AND NORTH 14TH STREET, IN LAND USE ZONE R-3.**

**Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel, and object to or express approval of the proposed Variance or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.**



**FRANKLIN J. BILLS  
Director of Planning**

*will be special meet.*

*[Handwritten signature]*

**NOTICE OF PUBLIC HEARING**

(date)

March 23, 1962

Notice is hereby given that on 4/5/62 at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

PAUL FERGUSON FOR A VARIANCE TO PLACE FOUR UNIT APARTMENT BUILDINGS ON EXISTING ~~50~~ 60 by 100 ' LOTS ON PROPERTY LEGALLY DESCRIBED AS LOTS 1 THRU 5 AND LOTS 8 THRU 12 , BLOCK 5, 14TH STREET CITY ADDITION. GENERALLY LOCATED ON THE SOUTH SIDE OF BONANZA ROAD BETWEEN NORTH 13th STREET AND NORTH 14th STREET, IN LAND USE ZONE R-3.

Any and all interested persons may appear before the Board of Zoning Adjustment, either ~~in~~ 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.

FJB



APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned..... PAUL FERGUSON....., the owner, respectfully Petitions for a zoning variance to:..... PLACE FOUR UNIT APARTMENT BUILDINGS ON EXISTING 60' X 100' LOTS.....

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE

HEREWITH SUBMITTED: The property is situated at..... BONANZA RD. between..... NO. 13TH ST. .... and..... NO. 14TH ST. .... in Land Use Zone..... R3..... Said property is legally described as follows: 14th STREET CITY ADDITION BLOCK 5 LOTS 1 THRU 5 AND 8 THRU 12.....

Said property was acquired by the applicant on..... NOV..... 18..... 1952..... Month Day Year

State the use of property permitted under the deed restrictions:..... FOURPLEXES.....

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.

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ANSWERS TO THE FOLLOWING QUESTIONS MUST BE COMPLETE AND IN DETAIL

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

The land is on a sloping hill, without facilities of water and sewer. This necessitates cost of bringing water and sewer to land, as well as fill, retaining walls and special designs of buildings.

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).

Economic return necessary to develop the land demands construction of at least four rental units.

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?

By development of this land, with sidewalks, public utilities and residential-type apartments, this project is a great asset to the immediate community.

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

NO

OWNER'S AFFIDAVIT

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

We, I, the undersigned, being duly sworn, depose and say that we are I am 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.

Paul Ferguson  
Signature of Owner

1101 Tumbler Street  
Mailing Address

OR 8-2258  
Phone No.

Subscribed and sworn to before me this 16 day of March

1962

Hannel K. Cooper  
Notary Public

My Commission Expires January 15, 1964

Name of Owner's Representative Address Phone No.

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

Checked by:

The prescribed filing fee of \$ 75<sup>00</sup> received by:

JP  
Director of Planning

City or County Clerk

3/16/62  
Date

Cashier

41650  
Receipt No.

3/16/62  
Date

App. for Variance - Page 3.

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Ferguson

14<sup>th</sup> St. Alder

Block 3 Lots 1 thru 4 ✓  
4 " 1 " 7 ✓  
5 " 1 " 12 ✓  
6 " 1 " 3 and 18 thru 20 ✓  
14 " 1 " 4 " 22 " 24 ✓  
15 " 1 " 14 ✓

Greater Las Vegas #2 ✓

Blk 9 Lots 46 thru 52 ✓

Tankels North Alder ✓

Blk 32 all including Lots 12-13 ✓

Unsubdivided

Parcel No 2-18-1 Garden Terrace Inc, 1806 Poplar  
2-28-1

DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D.</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	3/23/62	3/27/62	OK
ENGINEERING DEPARTMENT			
FIRE DEPARTMENT		3/27/62	
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

V-7-62

## CHECK LIST - FOR PROCESSING

## APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1.	Check with Mel or George on legal and general description to clarify.	✓	bah
2.	Enter in register.	✓	bah
3.	Enter file number and fill in box on back of application.	✓	bah
4.	(color) Make up folder with label - attach application on right hand side.	✓	bah
5.	Type 3 index cards - numerical, applicant and legal.	✓	bah
6.	File above cards in proper metal file.	✓	bah
7.	Make up draft of Notice of Public Hearing in duplicate.	✓	bah
	a. pencil note date to be mailed (10-12 days prior to meeting)	✓	bah
	b. put one copy rough draft in folder and give to Mel Smith.		
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	bah
9.	Type property owner list -		
	a. type envelopes		
	b. mail out notices		
	c. place "Protest & Approval" sheet in applicant file - right side.	✓	bah
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.		
11.	Ask Don regarding possible resolutions.		
12.	memos - Eng, Bldg, Fire	✓	bah
	FILE NO. V-7-62		
	MEETING DATE —		

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Ferguson  
V-7-62

Tankel's North Addition

Block 32 ✓ Thomas E. Livesay Nevada Building  
109 South Third Street  
Las Vegas.

Lots 12, 13 City of Las Vegas,

14th Street Addition

Block 3, Lots 1, 2 ✓ Margery R. Anderson 447 N. 13th Street  
Betty Lue Arnold  
3 ✓ Vincent & Mildred G. Morris 437 N. 13th Street  
4 ✓ Marion V. Talley 433 N. 13th Street  
Block 4 1, 2, 3 ✓ Clara McDonald Ryan 601 S. Third Street  
4, 5, 6 ✓ Loyal L. Greeley 513 No. 13th St. ~~2106 1/2 Daley Avenue~~  
Las Vegas ~~North Las Vegas~~  
7 ✓ Leon Walcsak 501 N. 13th Street  
Block 5 Lots 1-5  
8-12 ✓ Paul Ferguson 401 Fremont Street  
6, 7 ✓ Bay Area Investment Co. 1534 - 19th Avenue  
San Francisco, Calif.  
Block 6 Lots 1-3 ✓ Bay Area Investment Co. 1462 Market Street  
San Francisco, Calif.  
18-20 same as above  
Block 14 Lot 1 ✓ John J. & Ann Bradley 444 - 14th Street.  
2 ✓ Lee Glenn 714 Bracken Avenue  
3 ✓ Robert J. & Verna Lund 436 N. 14th Street  
4 ✓ Leslie H. & Doris L. Smith 232 W. Utah Avenue  
22, 23 ✓ Betty Bryan 437 North 15th Street  
24 ✓ Fay L. Ross  
✓ Jack J. Ross Route No. 1 Box 469  
Block 15 Lot 1 ✓ Helen E. Cloyes 524 N. 14th Street  
2, 3 ✓ W. T. & Helen Cloyes 524 N. 14th Street  
4 ✓ Andrew Roy & Bess A. Peterson 2736 Taylor Avenue  
North Las Vegas  
5, 6, 7 ✓ Joseph & Dorothy Terefenko 2217 Mesquite Avenue  
8 ✓ Larven Mason, et al  
c/o Lillian Snyder Box 1252  
9, 10 ✓ Arley H. Harlow Box 3167  
North Las Vegas

M

14th Street Addition

Block 15 Lot 11 ✓ Russell V. & Shirley Anne White  
12 ✓ Virgil Alvin & Lorna Monk  
13 ✓ Ralph J. Valenti  
14 ✓ Ruth Weir Smith  
c/o Leslie H. Smith

230 Las Vegas Blvd. So.  
515 N. 15th Street  
1522 Palm Avenue  
San Gabriel, Calif.  
1050 Oakey Blvd.

Greater Las Vegas Tract No. 2

Block 9 Lot 46 ✓ Gene T. & Juanita J. Pemberton  
47 ✓ Joseph Alfred LaPalm  
Virginia Ann LaPalm  
48 ✓ Jessica Kneisle  
49 ✓ Raymond L. Nelson  
50 ✓ Wilson H. & Joyce Frayer  
51 ✓ Kent L. & Alice M. Isom  
52 ✓ James A. Klinko

1409 Ryan Avenue  
1405 Ryan Avenue  
1401 Ryan Avenue  
1401 E. Bonanza Road  
1405 E. Bonanza Road  
1409 E. Bonanza Road  
1413 Bonanza Road

Unsubdivided Land

Parcel No.

2-18-1 ✓ Garden Terrace Inc.  
2-28-1 (no card)

1806 Poplar Avenue

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