

Planning & Development Department
Scanning Cover Sheet

Case No U-68-63

APN

Location NORTH SIDE OF W CHARLESTON BLVD
BTWN UPLAND & DECATUR BLVDS

Applicant QUINCY E FORTIER MD

Subject

USE PERMIT TO ALLOW PROFESSIONAL OFFICES,
INCLUDING A MEDICAL CLINIC, LABORATORY, &
PHARMACY IN AN R-4 ZONE



Planning Department
400 Stewart Avenue

October 25, 1963

Quincy E. Fortier, M.D.
1005 South Third Street
Las Vegas, Nevada

Dear Dr. Fortier:

At the regular meeting of the Board of Zoning Adjustment held on October 24, 1963, consideration was given to your request for a Use Permit to allow professional offices, including a medical clinic, laboratory, and pharmacy, on property generally located on the north side of West Charleston Boulevard between Upland and Decatur Boulevards, in land use zone P-4.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

- (1) Being in accord with the plot plan, amended to include a six (6) foot block wall fence to be constructed along the north line of the commercial area, and a trash area totally enclosed on four sides.
- (2) Signing an offsite improvement agreement and filing a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) Signing an agreement to enter into the proposed assessment district.
- (4) Dedication of the proper rights-of-way as required by the Department of Public Works.

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten day period.

Yours truly,

DON J. SAYLOR
Director of Planning

By Jose Urcla
Assistant Director of Planning

DJS:JU:eb
cc: City Clerk
U-68-63

has been approved for some time, however, the present request is to add a parsonage at this location. If the Board's action is favorable, Staff requests the approval be subject to the following conditions: being in accord with the plot plan; that the parking area be black topped; and, the offsite improvements as required by the Department of Public Works. Staff has no objections to this request.

The Chairman declared the public hearing open.

Mr. Jones appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

During the discussion, it was brought out that the existing building that is to be added to and be used as a parsonage is an existing storage area.

After further discussion, Mr. Hoggard moved that the application of JOHN W. LOGAN for a Use Permit to allow the addition of a parsonage to the present church facilities on property generally located on the north side of Adams Avenue between "J" and "M" Streets, in land use zone R-1, be approved subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That the black topping of the parking area, as shown on the plot plan, be completed prior to any occupancy.
- (3) Signing an offsite improvement agreement and filing a bond for the installation of offsite improvements as required by the Department of Public Works, to wit: curb, gutter, paving and sidewalk.
- (4) That the existing structure, as well as the addition, be in conformance with the uniform building code.

Mr. White seconded the motion and it was carried by a unanimous vote.

5. U-68-63

Approved

Application of QUINCY E. FORTIER, MD, for a Use Permit to allow professional offices, including a medical clinic, laboratory, and pharmacy, on property legally described as the north 150 feet of the south 200 feet, save and except the east 30 feet, of Government Lot 56, Section 36, T20S, R60E, MDB&M, and generally located on the north side of West Charleston Boulevard between Upland and Decatur Boulevards, in land use zone R-4.

Mr. Urcla gave the Staff report pointing out the general location. This parcel was reclassified to R-4 zoning by means of a resolution of intent, subject to being in conformance with the plot plan, which is the proposed development submitted to this Board. Further, Staff requested that the following conditions be imposed if the Board's action is favorable.

Conformance to the plot plan, amended to include a 6 foot block wall fence along the north line of the commercial area; the offsite improvements as required by the Department of Public Works; signing an agreement to enter into the proposed assessment district; and, the dedication of the proper rights-of-way as required by the Department of Public Works.

The Chairman declared the public hearing open.

Mr. Charles Miles appeared in behalf of the applicant.

The applicant's architect appeared, stating that the pharmacy was centrally located, and the intent was that it be used for this complex only.

Dr. Fortier appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of QUINCY E. FORTIER, MD, for a Use Permit to allow professional offices, including a medical clinic, laboratory, and pharmacy, on property generally located on the north side of West Charleston Boulevard between Upland and Decatur Boulevards, in land use zone R-4, be approved subject to the following conditions:

- (1) Being in accord with the plot plan, amended to include a six (6) foot block wall fence to be constructed along the north line of the commercial area, and a trash area totally enclosed on four sides.
- (2) Signing an offsite improvement agreement and filing a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) Signing an agreement to enter into the proposed assessment district.
- (4) Dedication of the proper rights-of-way as required by the Department of Public Works.

Mr. Boyer seconded the motion and it was carried by a unanimous vote.

6. U-69-63

Approved

Application of PLUMBER'S AND PIPEFITTERS LOCAL UNION NO. 525, for a Use Permit to construct a building for a Union Office and Assembly Hall on property legally described as the east half (E 1/2) of the north half (N 1/2) of the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 30, T20S, R62E, MDB&M, and generally located on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue, in land use zone R-E.

Mr. Urcia gave the Staff report pointing out the general location. This and the surrounding area is zoned R-E, which is, more or less, a holding area for future development. This type use is a quasi-public use which is allowed in a residential zone with a Use Permit. If the Board's action is favorable, Staff recommended that the following conditions be imposed on the approval: being in accord with the plot plan amended to include a 10 foot wide planting strip along the Lamb Boulevard frontage and, a 6 foot block wall fence in accord with the Ordinance along all property lines adjacent to R-zoned properties; dedication of the proper rights-of-way as required by the Department of Public Works; signing an agreement to enter into an assessment district for offsite improvements.

The Chairman declared the public hearing open. Attorney Rose appeared in behalf of the applicant. He stated that they were in complete accord with the recommendations of Staff.

Mr. Thompson appeared for clarification of the plot plan.

The Chairman declared the public hearing closed. After discussion, Mr. White moved that the application of the PLUMBER'S AND PIPEFITTERS LOCAL UNION NO. 525 for a Use Permit to construct a building for a Union Office and Assembly Hall on property generally located on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue, in land use zone R-E be approved, subject to the following conditions:

INTER-OFFICE MEMORANDUM

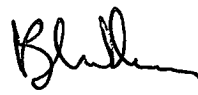
October 18, 1963

TO: PLANNING DEPARTMENT	FROM: DEPUTY DIRECTOR OF PUBLIC WORKS
--------------------------------	--

SUBJECT: Use Permit U-68-63 Quincy E. Fortier, MD	COPIES TO:
---	------------

Your memorandum of October 3, requested comments from the Engineering Department on the application of Quincy E. Fortier, MD for a use permit to allow professional offices including a medical clinic laboratory, and pharmacy on property located on the north side of West Charleston between Upland and Decatur Blvd. The following comments are made in connection with this application.

It will be required that the applicant enter into an offsite improvement agreement to install all offsite improvements adjacent to this location. It will be required that a connection be made to the sewer system which would require construction by the applicant or to enter into an assessment district for the installation of the sewer. It will be required that the applicant dedicate the required right of way on West Charleston Blvd., on Alpine Place and Mohawk Drive. A bond in the amount of \$16,190.79 is to be posted to insure installation of offsite improvements.


V. B. Uehling
Deputy Director of Public Works

VBU:rw



NOTICE OF PUBLIC HEARING

October 24, 1963

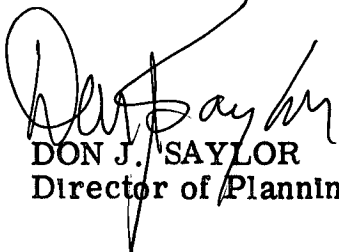
October 9, 1963

Notice is hereby given that on October 24, 1963, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-68-63

QUINCY E. FORTIER, M. D., FOR A USE PERMIT TO ALLOW PROFESSIONAL OFFICES, INCLUDING A MEDICAL CLINIC, LABORATORY, AND PHARMACY, ON PROPERTY LEGALLY DESCRIBED AS THE NORTH 150 FEET OF THE SOUTH 200 FEET, SAVE AND EXCEPT THE EAST 30 FEET, OF GOVERNMENT LOT 56, SECTION 36, T20S R60E, MDB&M, AND GENERALLY LOCATED ON THE NORTH SIDE OF WEST CHARLESTON BOULEVARD BETWEEN UPLAND AND DECATUR BOULEVARDS, 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 Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.


DON J. SAYLOR
Director of Planning

DJS:eb

INTER-OFFICE MEMORANDUM

October 8, 1963

TO:

Mr. Don J. Saylor
Director of Planning

FROM:

O. K. McFarland, Batt. Chief
Fire Prevention Bureau

SUBJECT:

U-68-63
Quincy E. Fortier, MD
W. Charleston, between Upland & Decatur

COPIES TO:

This department has no objections to the granting of the use permit applied for by Quincy E. Fortier, MD to allow professional offices, including a medical clinic on the north side of W. Charleston between Upland and Decatur Blvds. providing all construction meets with uniform building code requirements.

O. K. McFarland, Batt. Chief
Fire Prevention Bureau

OKM/hek



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: **October 3, 1963**

Fire Department
 Building Department
TO: **Engineer Department**
FROM: **Planning Department**

SUBJECT: File No. U-68-63, Board of Zoning Adjustment Meeting October 24, 1963

Application has been submitted by: ***x QUINCY E. FORTIER, MD**

for a Use Permit/~~Variance~~ to: **allow professional offices including a medical clinic,
laboratory, and pharmacy.**

The property is located at: **on the north side of W. Charleston between Upland and
Decatur Bivds.**

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

Legally described as: **The north 150 feet of the south 200 feet, save and except the
east 30 feet, of Government Lot 56, Section 36, T20S, R60E, MDB&M**

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

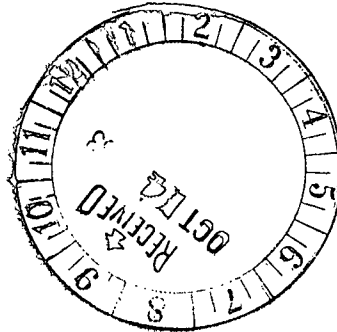
October 15, 1963

Don J. Saylor
DON J. SAYLOR
Director of Planning

Plot plan submitted: yes
hb/1

eb

*No comment,
For Building & Safety Dept
R. P. C. 10-7-63*



APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,.....QUINCY E. FORTIER, M.D......, the owner, respectfully petitions for a special Use Permit to.....
.....Construct Professional Offices including Medical Clinic, laboratory,
.....and pharmacy......

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

The property is situated at....Mohawk and West Charleston..... between West Charleston....and Alpine.....in Land Use Zone R-4.. Said property is legally described as follows:.....
.....Government Lots ~~55~~ and ~~56~~, Section 36, Township 20 South,.....
.....Range 60 East, M. D. B. & M. THE NORTH 150 FEET OF THE SOUTH 200 FEET SAVE AND EXCEPT EAST 30 FEET FOR.....
.....RIGHT OF WAY PURPOSES. gene. local d. between Upland & Decatur Blvd. on the North side of W. Charleston Blvd.
TO ACCOMPANY THIS APPLICATION:

1. Five (5) plot plans 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. (See back)
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

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, all plans and drawings attached hereto and all statements contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

Quincy E. Fortier 25 1005 203rd St. Area 4-8336
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this.....30th.....day of September, 1963

Billie S. Roberts
Notary Public

MY COMMISSION EXPIRES APRIL 22, 1967
My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00

Received by RED

Receipt No. 62157

Date 10-1-63

Case No. U-68-63

October 24, 1963

PLOT PLAN
SPECIFICATIONS
for
USE PERMITS

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

3 100 24 NE4 SE4 SE4 SW4 60T 42
 3 100 24 36 20 60 250
 3 100 24 CLARK EARL J
 1201 RIVERSIDE
 LAS VEGAS NEVAD

3 100 31 LOT 56 SE4 SE4 SE4 SW4
 3 100 31 36 20 60 25
 3 100 31 FORTIER QUINCY E M D
 1025 VILLA CIRCLE
 LAS VEGAS NEVAD

3 100 35 S2 NE4 SE4 SE4 SW4 LOT 41
 3 100 35 36 20 60 125
 3 100 35 CARSON IVAN C / EILEEN
 1000 MOHAWK
 LAS VEGAS NEVAD

3 100 36 LOT 41 N2 NE4 SE4 SE4 SW4
 3 100 36 36 20 60 125
 3 100 36 CARSON IVAN C / EILEEN
 1000 MOHAWK
 LAS VEGAS NEVAD

3 100 40 SW4 SE4 SE4 SW4 LOT 55
 3 100 40 36 20 60 250
 3 100 40 FORTIER QUINCY E
 BOX 2508 HUNTRIDGE STA
 LAS VEGAS NEVAD

3 110 18 NW4 SW4 SW4 SE4 LOT 40
 3 110 18 36 20 60 250
 3 110 18 PINNEY RUSSELL EARL
 315 FIRST AVE
 SALT LAKE CITY UTAH

3 110 26 PT SW4 SE4 36 20 60 46
 3 110 26 JOHNSON DONALD LELAND / MARILYN
 244 CERVANTES AVE
 LAS VEGAS NEVAD

3 110 27 PT LOT 57 SW4 SW4 SW4 SE4
 3 110 27 36 20 60 25
 3 110 27 FITZGERALD SR WILLIAM EDWARD
 BOX 964
 LAS VEGAS NEVADA

(C)