

Planning & Development Department
Scanning Cover Sheet

Case No U-17-65

APN

Location WEST SIDE OF SANTA PAULA ST BTWN
EL CENTRO PL & WELDON PL

Applicant JOSEPH R JOHNSON

Subject

USE PERMIT TO ALLOW AN OFFICE FOR THE NEVADA
RELIEF SOCIETY OF THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS IN AN R-4 ZONE



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

21. UC-103-84 - R. A. SMITH, LIBERTY BAPTIST CHURCH - (REVIEW OF CONDITION)

Request of R. A. SMITH, LIBERTY BAPTIST CHURCH,, for a Review of Condition to remove the restriction which imposed a time limit of one year in which to commence construction or use, on property generally located on the north side of Smoke Ranch Road, approximately 600 feet west of the Oran K. Gragson Highway in Zoning District N-U.

Staff recommendation: APPROVAL

MYERS
APPROVED removal of the condition.
Unanimous
(Sorensen excused)

Harold Foster presented the plot plan.
Staff recommended approval.

Applicant was present.

(23:03 - 23:05)

22. U-17-65 - LEONARD E. PETOSKE - (REVIEW OF CONDITION)

Request of LEONARD A. PETOSKE to remove the condition which limited the professional office to a specific use and required the building to revert back to a residential use if the permitted office use should cease on property located at 1904-06 Santa Paula Drive in Zoning District R-4.

Staff recommendation: APPROVAL

BUGBEE
APPROVED removal of the condition.
Unanimous
(Sorensen excused)

Harold Foster stated the applicant wanted to remove the condition as a number of other properties in the area have been converted to office use.
Staff recommended approval.

Applicant was present.

(23:05 - 23:06)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. U-15-85(HO) - ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN

Application of ELLEN SHRIVER ON BEHALF OF DAVID W. MARTIN for a Home Occupation Permit to conduct a mail order business to sell pamphlets on property located at 1635 Kenyon Place, Apartment #1, in Zoning District R-3.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

2. V-95-84 - FREDERIC J. BECK - (EXTENSION OF TIME)

Request of FREDERIC J. BECK for a six-month Extension of Time on an approved Variance which allowed a carport on property located at 4332 Mott Circle in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This extension will expire on September 27, 1985.

3. U-16-85(HO) - WILMA AND R. R. JACOBSON

Application of WILMA AND R. R. JACOBSON for a Home Occupation Permit to allow an executive recruiting service in the home on property located at 3613 Roseglen Court in Zoning District R-1.

Staff recommendation: APPROVAL, subject to:

1. This business shall conform to the Code restrictions for Home Occupations.

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably.

Applicant was present.

(19:34 - 19:36)

MYERS

APPROVED six-month extension of time.

Unanimous

(Sorensen excused)

Harold Foster stated that this was the applicant's first request for an extension. Staff recommended approval.

Applicant was present.

(23:06 - 23:07)

BUGBEE

APPROVED Items 1, 2, 3 and Items 1 and 2 on the Supplemental Agenda.

Unanimous

(Sorensen excused)

Harold Foster announced that the questionnaire had been answered favorably.

Applicant was present.

(19:34 - 19:36)

INTER-OFFICE MEMORANDUM

March 29, 1985

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS

COPIES TO:

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. U-17-65

Applicant: LEONARD E. PETOSKE

Appeal by applicant or any other aggrieved person: Yes [] No [X]

Review requested by the City Council Yes [] No [X]

4-16-85 DATE

Carl A. Hawley CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: March 28, 1985

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) April 12, 1985

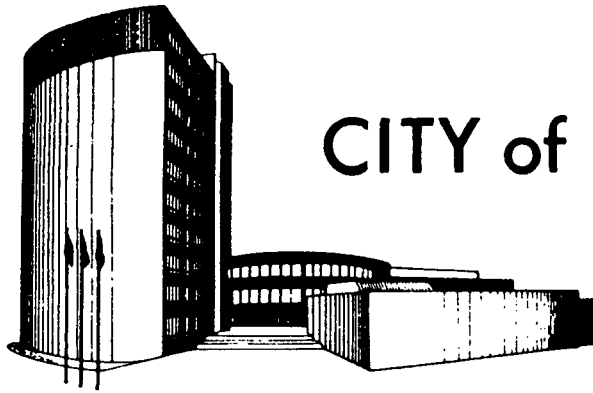
Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) April 16, 1985

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 2, 1985

LEONARD W. PETOSKE
2013 Santa Paula Drive
Las Vegas, NV 89104

4-17-85

Dear Mr. Petoske:

RE: ~~4-17-85~~

Your request to remove the condition which limited the professional office to a specific use and required the building to revert back to a residential use if the permitted office use should cease on property located at 1904-06 Santa Paula Drive in Zoning District R-4 was considered by the Board of Zoning Adjustment at its regular meeting on March 28, 1985.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance.

This action by the Board of Zoning Adjustment on March 28, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

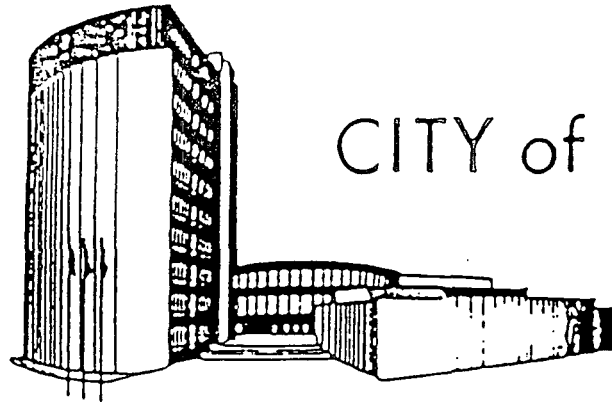
HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
Business Activity
LD & FC
Design & Dev.



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL L. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

March 18, 1985

Leonard E. Petoski
1904-06 Santa Paula Drive
Las Vegas, NV 89104
U-17-65

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on MARCH 28, 1985

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

Attachment



March 12, 1985

Director of Zoning Adjustment
400 East Stewart
Las Vegas, Nevada 89101

Attention: Mr. Harold Foster

RE:

Case #U-17-65

My wife and I are the owners of the property at 1904-06 Santa Paula Dr., Las Vegas, Nevada. For several years we have leased this property to the LDS Church who utilize approximately 800 sq. ft. to operate their Employment Service and approximately 1600 sq. ft. to operate their Social Services program. We always have had an excellent business relationship with these folks.

Recently, both these agencies have remodeled the interior of their respective offices in order to satisfy their expanding needs. In so doing, all the kitchen amenities were taken out including: sinks, ranges, and washers. At the present time, both entities have modern-looking offices that show little evidence of ever having been residential property.

Even though our current leases with these two LDS agencies does not expire until June of 1986, both agencies have indicated to us that they may elect to relocate when the current leases expire.


We, therefore, respectfully request that the stipulation that was established in 1965 that this property revert back to residential use be set aside. Secondly, we ask that in the future the designated use of this property be for Professional Offices.

My wife and I currently own three of the four properties that are contiguous to 1904-06 Santa Paula Dr. These properties are 100% occupied as residential units and with one exception are inhabited by retired adults. All our properties are well maintained.

The property at 1908 Santa Paula which is just South of our 1904-06 property is not owned by us. It has been up for sale on occasion and advertised as potential office use property as the enclosed MLS Listing indicates.

Since 1965 we have owned and made our home at 2013 Santa Paula Dr. We, therefore, have a special interest in this particular neighborhood. If your Board sees fit to grant our request, you will be in essence allowing us to continue what we are already doing.

Sincerely,


Leonard E. Petoske

B2A
3/28/85
Review of Condition
GR 70084
#125⁰⁰

INTER-OFFICE MEMORANDUM

5-2-69

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

Boyd J. Miller

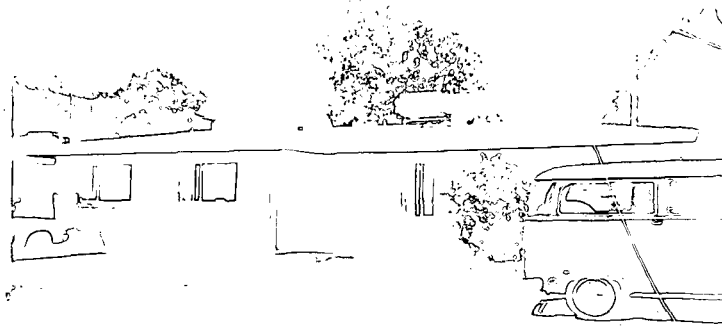
SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

On 5-2-69 a field inspection was made
at 1906 Santa Paula; revealed that the
L.D.S. Welfare Office
conditions of U-17-65 have ~~not~~ been met.

File



DM

PLANNING ASSISTANT

INTER-OFFICE MEMORANDUM

5-29-68

TO:
PLANNING DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the above date:

U-17-65

File Number

Olivia E. Watson
CITY CLERK *asst.*

Planning Dept. Information:

Date Notice sent to Applicant

Nov. 17, 1967

Date appeals are no longer valid per City Code (Appeal period is 10 days after the notice was mailed to Applicant).

Nov. 27, 1967

November 17, 1967

Latter Day Saint Relief Society
Mr. Joseph R. Johnson
1407 South Fifth Place
Las Vegas, Nevada

Re: U-17-65

Dear Sirs:

At the regular meeting of the Board of Zoning Adjustment held November 16, 1967, consideration was given to your request to allow the enlargement of the church facility, on property generally located on the west side of Santa Paula Street between El Centro Place and Weldon Place, in land use zone R-4.

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

1. Extending of the existing parking area ten feet to the south.
2. That the front landscaping be maintained.

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 within this ten-day period.

Very truly yours,

Geoffrey P. Stormson, AIP
Senior Planner

Acting for the Director of
Planning

GPS/mac

cc: City Clerk

2. Dedication of the proper rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements for Sahara Avenue as required by the Department of Public Works.
4. Conformance to the requirements of the Building and Fire Departments.
5. That the outside lighting conform to the following provisions:
 - a. That no ray of light shall extend into any residential zone.
 - b. That no outside lights shall increase the illumination more than two (2) foot candles into any residential zone.
6. That the merchandise sold shall primarily be that of gasoline and related automotive incidentals with no outside storage, sales or display of non-related items.

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

6. U-17-65

Application of JOSEPH R. JOHNSON for a Use Permit to allow an office for the Nevada Relief Society of the Church of Jesus Christ of Latter-Day Saints on property legally described as Lot 11, Block 2, El Centro Addition No. 1, and generally located on the west side of Santa Paula Street between El Centro Place and Weldon Place, in Land Use Zone R-4.

Mr. Saylor pointed out the general location and stated that the proposed use was somewhat professional, somewhat quasi-public and somewhat of a semi-church use. He stated that the applicant could more readily explain the intended function to the Board. He advised the Board that professional offices are permitted by ordinance in R-4 zoning with a Use Permit. He stated that if approved, the parking design should be changed to allow egress on Santa Paula Street. He again reiterated that the applicant would be more able to convince the Board of the desirability of this particular use, and stated that staff recommends approval.

Chairman Gilday declared the public hearing open. Mr. Joseph R. Johnson, 1407 South Fifth Place, appeared representing the application. Mr. James Gibson, Chairman of the Executive Board of the Relief Society Welfare Service, appeared and stated that the function of the agency was to assist with the adoption of children of un-wed mothers. He stated that the function would be discretely carried out and that there would be no signs with the exception of an identification plaque on the door. Upon question by the Board relative to office hours, Mr. Gibson called Miss Griffen to the podium and stated she would operate the office and could therefore better answer the questions of the Board. Miss Griffen stated the hours would be 8:30 until 5:00 P.M. with an occasional evening interview. She estimated the traffic to be very light - averaging about forty cases per year.

Joe Johnson 384-4347

Mr. Arthur Marshall, 2247 South Highland, appeared protesting the application. He stated that he objected to the encroachment of the residential zoning with professional offices. There being no other persons present to protest or speak in favor of the application, Chairman Gilday declared the public hearing closed.

After discussion by the Board, Mr. White moved that the application be approved subject to the following conditions:

1. That should the specific purpose proposed for the office terminate, the portion of the duplex used for that purpose revert back to residential use.
2. Being in accord with the plot plan amended to include the following:
 - a. Revision of the parking design to allow egress on Santa Paula Street.
 - b. No signs other than an identification plaque on the door.

Mr. Hoggard seconded the motion and it was carried by the following roll call vote:

Nays - Mr. Gilday

Ayes - Messrs Hoggard and White

7. U-18-65

Approved

Application of LABORERS' UNION NO. 872 for a Use Permit to allow the construction of a Union Hall on property legally described as the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M, and generally located on the south side of Bonanza Road approximately one-fourth mile west of Lamb Boulevard in Land Use Zone R-E.

Mr. Saylor pointed out the general location and advised the Board that the plot plan indicates the proper setbacks from the street with landscaping on both sides and parking to the rear. He stated that staff finds the proposed use compatible with that in the general area and recommends approval of the application subject to the requirements of the Fire and Building Departments, plus the installation of a fire hydrant as required by the Fire Department. He advised the Board that there were two letters of approval on record.

Chairman Gilday declared the public hearing open. Mr. James S. Ryan appeared representing the application. There being no other persons present to protest or speak in favor of the application, Chairman Gilday declared the public hearing closed.

After a brief discussion by the Board, Mr. Hoggard moved that the application be approved subject to the following conditions:

April 30, 1965

Church of Jesus Christ of Latter-Day Saints
Las Vegas Stake Presidency
820 Las Vegas Boulevard North
Las Vegas, Nevada

Gentlemen:

At the regular meeting of the Board of Zoning Adjustment held April 22, 1965, consideration was given to your request for a Use Permit to allow an office for the Nevada Relief Society of the Church of Jesus Christ of Latter-Day Saints on property generally located on the west side of Santa Paula Street between El Centro Place and Weldon Place, in Land Use Zone R-4.

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

1. Should the specific purpose proposed for the office terminate, the portion of the duplex used for that purpose revert back to residential use.
2. Being in accord with the plot plan amended to include the following:
 - a. Revision of the parking design to allow egress on Santa Paula Street.
 - b. No signs other than an identification plaque on the door.

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.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:job

cc: City Clerk
U-17-65
Mr. J. R. Johnson
1407 South 5th Place

off-street parking spaces would be provided, five additional parking spaces would be secured on Ninth Street, and the Frontier Fidelity parking lot would be used.

Staff recommends that this request be held in abeyance until the off-street parking requirement is met, and the Public Works Department states that an Assessment District Agreement for street improvements must be signed and the alley should be paved.

Chairman Hoggard asked the applicant or a representative to come forward.

MR. GRAY, real estate agent, appeared and stated that the applicant could not be present so he is appearing for her. He stated that he has permission to use the parking spaces across from the alley, and that his business license permit is pending approval of this request by the Board of Zoning Adjustment.

Mr. Gray further stated that he has moved into the building and has signed a lease with the applicant.

After a brief discussion, the Board decided that the applicant should be present to answer questions relative to this application.

Mr. Gilday moved that the request of MRS. GRACE MCCALL CORNELIUS for a use review to determine if a real estate office would be allowed, on property generally located on the northwest corner of Ninth Street and Cass Avenue, in land use zone R-1, be held in abeyance until the next regular meeting to be held on Thursday, December 28, 1967, because the conditions of approval of V-5-63 have not been met. Mr. White seconded the motion and it was unanimously carried.

8. U-17-65
(Plot Plan Review)
Approved

Approved application of JOSEPH R. JOHNSON to allow enlargement of the church facility, on property generally located on the west side of Santa Paula Street between El Centro Place and Weldon Place, in land use zone R-4.

Mr. Stormson reported that the Board of Zoning Adjustment approved a Use Permit for a church use in 1965, and that this property is located in a R-4 zone. One of the duplex units on the property is being used for the Latter Day Saint Relief Society, and also for an apartment. The proposal is to enlarge the church facility by building a new unit adjacent

to existing duplex. This new unit will measure 39 feet by 21 feet. There are six off-street parking areas and the four in front are deficient in depth.

Staff recommends approval subject to the following conditions:

1. Extending the existing parking area ten feet to the south.
2. That the front landscaping be maintained.

Chairman Hoggard asked the applicant or a representative to come forward.

MR. JOSEPH R. JOHNSON, the applicant, appeared and stated that he agrees to extend the parking lot and to maintain the landscaping in front of the building.

MR. BROWN, Manager of the adoption agency, appeared and stated that there are four employees and the church facility addition will allow for one more full-time employee, and two part-time employees.

Mr. White asked regarding the public traffic rate to the operation. Mr. Brown replied that they handle three or four cases a day and even though there will be an increase in workload, there would be very little increase in traffic as much of the work will be done in private homes.

Mr. Gilday moved that the request of JOSEPH R. JOHNSON for enlargement of the church facility, on property generally located on the west side of Santa Paula Street between El Centro Place and Weldon Place, in land use zone R-4, be approved subject to the following conditions:

1. Extending the existing parking area ten feet to the south.
2. That the front landscaping be maintained.

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

9. U-30-66
(Review)
Abeyance

Approved application of HOSEA AND GERTRUDE COLEMAN for a Use Permit to build a church, on property generally located on the northeast corner of Lexington Street and Bartlett Avenue, in land use zone R-2.

Mr. Stormson reminded the Board that he had made a brief report at the last meeting and that when the Use Permit was approved, it was stated that a review be

INTER-OFFICE MEMORANDUM

April 20, 1965

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Use Permit U-17-65
Joseph R. Johnson

COPIES TO:

Your memorandum of April 1st requesting comments from the Engineering Department for application of Use Permit by Joseph R. Johnson to allow an office for Nevada Relief Society Service of the Church of Jesus Christ of Latter Day Saints. Property located at 1902-4 El Centro Place.

All of the offsite improvements have been installed in this subdivision, therefore, no further requirements from the Engineering Department.



V.B. Uehling

VBU/ju

CITY OF LAS VEGAS -- FIRE DEPARTMENT
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: 
O.K. MC FARLAND, BATTALION CHIEF
CHIEF OF FIRE PREVENTION BUREAU

DATE: April 12, 1965

SUBJECT: U-17-65

Application submitted by: Joseph R. Johnson

For a Use Permit/~~Variance~~ to: allow an office for Nevada Relief Society Service of
the Church of Jesus Christ of Latter Day Saints

Located at: West side of Santa Paula St., between El Centro Place & Weldon Place

This department has no objections to the above, provided that:

1. All construction meets with uniform building code requirements.
2. All fire prevention regulations are met.

INTER-OFFICE COMMUNICATION

DATE April 1, 1965

TO: ~~Building Department~~
Fire Department
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-17-65, Board of Zoning Adjustment Meeting 4/22/65

Application submitted by: JOSEPH R. JOHNSON

For a Use Permit/~~Variance~~ to: allow an office for Nevada Relief Society
Service of the Church of Jesus Christ of
Latter Day Saints

Property located at: west side of Santa Paula Street between El Centro Place
and Weldon Place

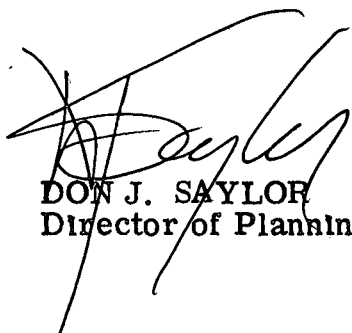
Land Use Zone: R-4

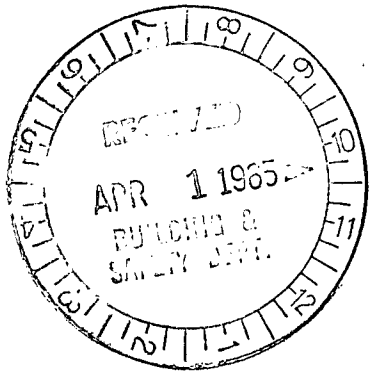
Legally described as: Lot 11, Block 2, El Centro Addition No. 1

Your remarks regarding this application prior to April 15, 1965 will be
greatly appreciated.

Plot plan attached: yes
 no

*No comment
for Bldg & Safety Dept.
P. Rubin, 4/14/65*


DON J. SAYLOR
Director of Planning



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LAS VEGAS NORTH STAKE PRESIDENCY

~~NORTH~~ LAS VEGAS, NEVADA

820 Y. Y. North

March 24, 1965

Las Vegas City Planning Board
City Hall
Las Vegas, Nevada

Dear Sirs:

The Nevada Relief Society Service is an agency of the Church of Jesus Christ of Latter-Day Saints which was recently licensed in the state of Nevada. It will be the purpose of this agency to provide the following services:

1. Care for unwed mothers.
2. Selection, supervision and direction of adoptive parents.
3. Foster child care.
4. Supervision and direction of homes licensed for foster child care.

The board of directors of the Nevada Relief Society Service Agency will be the ten stake presidents in the state of Nevada, with President James I. Gibson of the Lake Mead Stake being Chairman of the board. The executive committee of the board of directors will be comprised of the four stake presidents in the Las Vegas area: President James I. Gibson, Lake Mead Stake; President Reed Whipple, Las Vegas Stake; President Rulon A. Earl, Las Vegas East Stake; and President Samuel M. Davis, Las Vegas North Stake. Rulon A. Earl will be the attorney for the agency and Dr. Gerald Jones will be the physician and surgeon. The director of the agency will be a Mrs. Griffin who has her Master's degree in Social Service work and who has been serving in such an agency in the Phoenix area for the past two years.

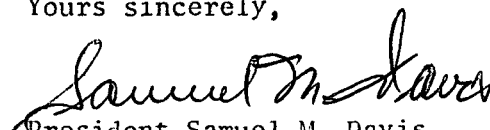
Because of the private nature of the agency it is preferred that its office be established in somewhat of a secluded neighborhood area, and this is one of the main reasons we have selected this location for which a Use Permit is being requested. We will make no changes to the exterior

March 24, 1965

and there will only be a small sign on the door, giving the name of the agency. It is anticipated that there will be relatively little traffic and will not add significantly to the parking or street congestion.

We are desirous of establishing this office as early as possible and urge your favorable action upon this Use Permit. If you desire any background concerning the function of the agency under similar circumstances, I am sure the State Welfare offices in Arizona would be happy to supply it to you.

Yours sincerely,


President Samuel M. Davis
Las Vegas North Stake

SMD/lb

INTER-OFFICE COMMUNICATION

DATE April 1, 1965

TO: Building Department
Fire Department
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-17-65, Board of Zoning Adjustment Meeting 4/22/65

Application submitted by: JOSEPH R. JOHNSON

For a Use Permit/~~Variance~~ to: allow an office for Nevada Relief Society
Services of the Church of Jesus Christ of
Latter Day Saints

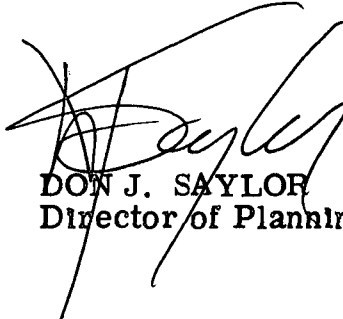
Property located at: west side of Santa Paula Street between El Centro Place
and Holden Place

Land Use Zone: R-4

Legally described as: Lot 11, Block 2, El Centro Addition No. 1

Your remarks regarding this application prior to April 15, 1965 will be greatly appreciated.

Plot plan attached: yes
~~no~~


DON J. SAYLOR
Director of Planning

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be authorized to maintain the herein described use. Also accompanying this application is the prescribed fee of \$ 50.00.

The undersigned, JOSEPH R. JOHNSON, the owner, respectfully petitions for a special Use Permit to use as an office for NEVADA RELIEF SOCIETY SERVICE. An agency of the CHURCH OF JESUS CHRIST of LATTER DAY SAINTS, a non profit organization.

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

The property is situated at 1906 Santa Paula between Oakey Blvd. and St. Louis St. in Zoning District R-4. Said property is legally described as follows, to wit: Lot 11 Blk 2 El Centro addition #1

GEN. LOC. ON WEST SIDE OF SANTA PAULA ST. BPT. EL CENTRO PLACE & NELSON PLACE

OWNER'S AFFIDAVIT

STATE OF NEVADA) ss: COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

Signature of Owner: Joseph R. Johnson; Mailing Address: 1407 So 5th Place, Las Vegas, Nev. 384-4347; Phone No. 384-4347; Subscribed and sworn to before me this 29th day of March, 1965; Notary Public in and for said County and State: Eugene B. McDonald; My Commission Expires June 26, 1966

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection B, Section 24, Chapter 1, Title XI of the Las Vegas City Code.

Filing Fee \$ 50.00; Receipt No. 79600; Case No. U-17-65; BZA - April 27

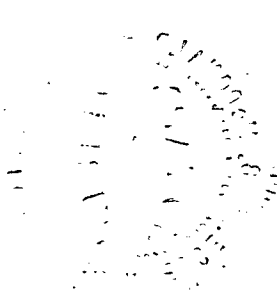
Received by: [Signature]; Date: 3/29/65

THE FOLLOWING INFORMATION SHALL 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.
2. A sketch, drawing, or photograph showing clearly the top, front and side elevations of any proposed buildings or structures when requested.
3. Any other pertinent information which may be requested.

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.



NOTICE OF PUBLIC HEARING

April 22, 1965

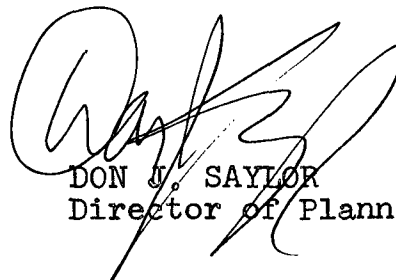
April 7, 1965

Notice is hereby given that on April 22, 1965, 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-17-65

JOSEPH R. JOHNSON FOR A USE PERMIT TO ALLOW AN OFFICE FOR NEVADA RELIEF SOCIETY SERVICE OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON PROPERTY LEGALLY DESCRIBED AS LOT 11, BLOCK 2, EL CENTRO ADDITION NO. 1, AND GENERALLY LOCATED ON THE WEST SIDE OF SANTA PAULA STREET BETWEEN EL CENTRO PLACE AND WELDON PLACE, 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 to approval thereof.



DON J. SAYLOR
Director of Planning

DJS:da

U-17-65

4	381	09	EL CENTRO ADD 1 09 01
4	381	09	SALISBURY ROBERT L / MARIE L 1812 WELDON PL LAS VEGAS NEV
4	381	10	EL CENTRO ADD 1 10 01
4	381	10	ROWE ELVA J 1814 WELDON PL LAS VEGAS NEV
4	381	11	EL CENTRO ADD 1 11 01
4	381	11	CHERRINGTON EARL J 1818 WELDON PL LAS VEGAS NEV
4	381	12	EL CENTRO ADD 1 12 01
4	381	12	LACOSTE ARTHUR J 1900002 SO 4TH PL LAS VEGAS NEV
4	381	13	EL CENTRO ADD 1 13 01
4	381	13	LACOSTE ARTHUR J 1904006 WELDON PL LAS VEGAS NEV
4	381	14	EL CENTRO ADD 1 14 01
4	381	14	LAS VEGAS BOWL INC 1825 LAS VEGAS BLVD S LAS VEGAS NEVADA
4	381	15	EL CENTRO ADD 1 15 01
4	381	15	LAS VEGAS BOWL INC 1825 LAS VEGAS BLVD S LAS VEGAS NEVADA
4	382	01	EL CENTRO ADD 2
4	382	01	LOTS 1 THRU 12 BLK 3
4	382	01	ROUND UP REAL ESTATE INC 601 E CHARLESTON BLVD LAS VEGAS NEVADA
4	383	02	EL CENTRO ADD 2 15 02
4	383	02	HUERKAMP W A / PHYLLIS C ET AL 1806 SANTA PAULA LAS VEGAS NEVADA
4	383	03	EL CENTRO ADD 2 14 02
4	383	03	UNDEM LOUIS / VICTORIA C 1812 SANTA PAULA LAS VEGAS NEV
4	383	04	EL CENTRO ADD 2 13 02
4	383	04	JOHNSON JOSEPH R / FLORENCE A 1711 SO 7TH ST LAS VEGAS NEV
4	383	05	EL CENTRO ADD 2 12 02
4	383	05	JOHNSON JOSEPH R / FLORENCE A 1711 SO 7TH ST LAS VEGAS NEV
4	383	06	EL CENTRO ADD 2 11 02
4	383	06	JOHNSON JOSEPH R / FLORENCE A 1711 SO 7TH ST APPLICANT. LAS VEGAS NEV
4	383	07	EL CENTRO ADD 2 10 02
4	383	07	JOHNSON JOSEPH R / FLORENCE A 1711 SO 7TH ST LAS VEGAS NEV

4	383	08	EL CENTRO ADD 2 09 02
4	383	08	DUNKEL JOSEPH J / LILA M 615 E EL CENTOR PL LAS VEGAS NEVADA
4	383	09	EL CENTRO ADD 2 08 02
4	383	09	STORY LEE F / LEITA M 1500 S 2ND ST APT 8 LAS VEGAS NEVADA
4	383	10	EL CENTRO ADD 2 07 02
4	383	10	JAMIESON E A / DALTON H 1251 LAS VEGAS BLVD S LAS VEGAS NEVADA
4	383	11	EL CENTRO ADD 2 06 02
4	383	11	WILLIAMS DONNA JEAN 214 NØ 7TH ST LAS VEGAS NEV
4	383	12	EL CENTRO ADD 2 05 02
4	383	12	LAWRENCE MARIA 1116 DARMAK LAS VEGAS NEVADA
4	383	13	EL CENTRO ADD 2 04 02
4	383	13	TAYLOR ELEANOR 332 SØ 6TH ST LAS VEGAS NEVADA
4	383	14	EL CENTRO ADD 2 03 02
4	383	14	ALESHI JOSEPH / JOSEPHINE 1813 WELDON PL LAS VEGAS NEV
4	383	15	EL CENTRO ADD 2 02 02
4	383	15	HUGHLETT DOROTHY JEAN 2020 SANTA RITA DR LAS VEGAS NEVADA
4	471	03	BEVERLY GREEN TR 83
4	471	03	03 D
4	471	03	BLASCO JOSEPH / MARY HELEN 1417 MARIA ELENA DR LAS VEGAS NEV
4	471	04	BEVERLY GREEN TR 83
4	471	04	04 D
4	471	04	BLASCO JOSEPH / MARY HELEN 1417 MARIA ELENA DR LAS VEGAS NEV
4	471	05	BEVERLY GREEN TR 83
4	471	05	05 D
4	471	05	REXFORD ARMS INC 1900 REXFORD DR APT 5 LAS VEGAS NEV
4	471	06	BEVERLY GREEN TR 83
4	471	06	06 D
4	471	06	REXFORD ARMS INC 1900 REXFORD DR APT 5 LAS VEGAS NEV
4	471	07	BEVERLY GREEN TR 83
4	471	07	07 D
4	471	07	GOLDBERG NATHAN / SARA ET AL 1904 REXFORD DR APT 8 LAS VEGAS NEVADA

4	471	08	BEVERLY GREEN TR 83	
4	471	08		08 D
4	471	08	REXFORD ARMS INC	
4	471	08	YCOOPERATIVE OWNERS COMM	
			1908 REXFORD DR	
			LAS VEGAS NEVADA	
4	471	09	BEVERLY GREEN TR 83	
4	471	09		09 D
4	471	09	STEIN LEWIS D / WINIFRED L	
			1912 REXFORD DR APT 4	
			LAS VEGAS NEVADA	
4	471	10	BEVERLY GREEN TR 83	
4	471	10		10 D
4	471	10	STEIN LEWIS D / WINIFRED L	
			1912 REXFORD DR APT 4	
			LAS VEGAS NEVADA	
4	471	11	BEVERLY GREEN TR 83	
4	471	11	LOTS 11 THRU 13 BLK D	
4	471	11	BLISS DAVID	
4	471	11	Y JERE SNYDER	
			409 E ST LOUIS	
			LAS VEGAS NEVADA	
4	471	14	RESUB BEVERLY GREEN TR 82	
4	471	14		13 B
4	471	14	SCHAUMBURG DALE P / JONELLE	
			2100 E CHARLESTON BLVD	
			LAS VEGAS NEVADA	
4	471	15	RESUB BEVERLY GREEN TR 82	
4	471	15		12 B
4	471	15	GOODMAN FANNIE ET AL	
			1202 S NORTON AVE APT 10	
			LOS ANGELES CALIF	
4	471	16	RESUB BEVERLY GREEN TR 82	
4	471	16		11 B
4	471	16	WOOTEN LOUISE M ET AL	
			1921 SANTA PAULO	
			LAS VEGAS NEVADA	
4	471	17	RESUB BEVERLY GREEN TR 82	
4	471	17		10 B
4	471	17	GOODMAN FANNIE	10
4	471	17	1202 SO NORTON APT 104	
4	471	17	LOS ANGELES 19 CALIF	
4	471	19	RESUB BEVERLY GREEN TR 82	
4	471	19	LOTS 8 / 9 BLK B	
4	471	19	HOWEY LLOYD A / PHYLLIS M	
			1717 GRIFFITH AVE	
			LAS VEGAS NEVADA	
4	471	20	RESUB BEVERLY GREEN TR 82	
4	471	20		07 B
4	471	20	LITRELL GEORGE W III	
			1728 E 31ST ST	
			KANSAS CITY MO	
4	471	21	RESUB BEVERLY GREEN TR 82	
4	471	21		06 B
4	471	21	LITRELL GEORGE W III	
			1728 E 31ST ST	
			KANSAS CITY MO	

4	471	22	RESUB BEVERLY GREEN TR 82
4	471	22	05 B
4	471	22	HOWEY LLOYD A 1930 SUTRO LANE LAS VEGAS NEVADA
4	471	23	RESUB BEVERLY GREEN TR 82
4	471	23	04 B
4	471	23	PORTER DOROTHY H BOX 868 CARSON CITY NEV
4	471	24	RESUB BEVERLY GREEN TR 82
4	471	24	03 B
4	471	24	PORTER JOHN A / DOROTHY H 1817 SO 4TH ST LAS VEGAS NEV
4	471	25	RESUB BEVERLY GREEN TR 82
4	471	25	02 B
4	471	25	MOSKOWITZ LEO / ANNA 1811 SANTA PAULA DR LAS VEGAS NEVADA