

Planning & Development Department
Scanning Cover Sheet

Case No U-11-55

APN

Location ST LOUIS AVE BETWEEN BURNHAM AND
MARIPOSA STREETS (2000 MARIPOSA ST)

Applicant ROMAN CATHOLIC BISHOP OF RENO

Subject

USE PERMIT TO CONSTRUCT A CHURCH, ST.VIATOR'S
AND MAINTAIN FOR A MAXIMUM OF FIVE (5) YEARS,
AT WHICH TIME IT IS TO REVERT TO SOME OTHER
RELIGIOUS USE ZONE R-1

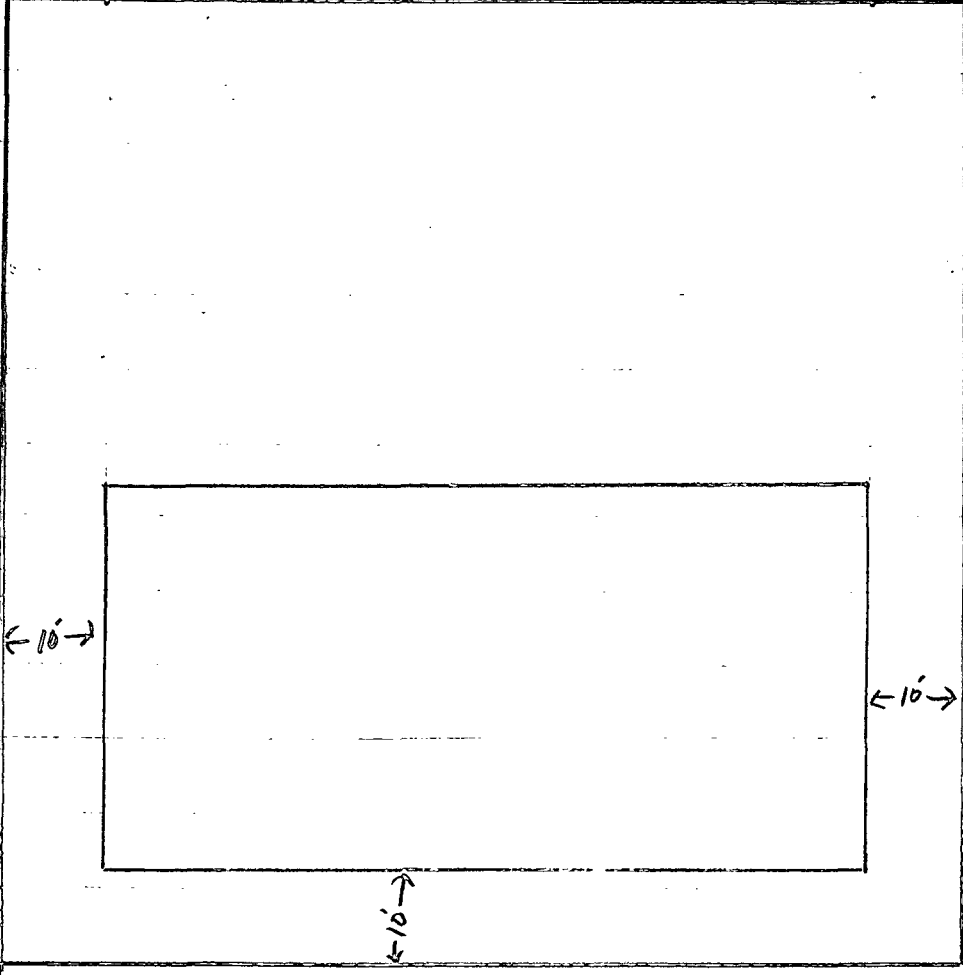


Circle + Disturbance?

← 2 →

MARIPOSA ST.

ST. LOUIS
AVE
100'



April 12, 1955

Mr. Lawrence P. Stecher
106 South 3rd Street
Las Vegas, Nevada

U-11-55

Dear Mr. Stecher:

At a regular meeting of the Board of Commissioners held April 6, 1955, the application of the Roman Catholic Bishop of Reno for a permit to construct a church on Lots 5, 6, 7, 8, 53 and 54, Block 1, Metropolitan Addition, was considered.

Upon motion duly made, seconded and carried, this application for a use permit was held in abeyance until your complete plans for your church have been submitted to the City.

Very truly yours,

Shirley Ballinger
City Clerk

SDB:gh
cc: Planning Dept. ✓
Building Dept.
Dir. of Public Works



USE PERMIT
Roman Catholic Bishop
Reno
U-11-55

At this time the Board considered the application of the Roman Catholic Bishop of Reno for a permit to construct a church on Lots 5, 6, 7, 8, 53 and 54, Block 1, Metropolitan Addition.

Commissioner Bunker moved that the application of the Roman Catholic Bishop of Reno for a use permit be held in abeyance.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

VARIANCE
Minnie M. Husband
V-10-55

Consideration of the Board was given to the application of Minnie M. Husband for a variance to authorize the storage of tile and other building materials in a garage at the rear of property at 2222 W. Bonanza in an R-E zone.

Commissioner Whipple moved that the application of Minnie M. Husband for a variance be approved.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

VARIANCE
Fred Lawry
V-8-55

At this time the Board considered the application of Fred Lawry for authorization to reduce rear and side yard requirements on Lots 4 and 5, Block 2, Buck's Subdivision, V-8-55, approved by the Board of Adjustment.

Commissioner Bunker moved that the application of Fred Lawry for authorization to reduce rear and side yard requirements on Lots 4 and 5, Block 2, Buck's Subdivision be approved.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

USE PERMIT
Clem Malone
U-13-55

Consideration of the Board was given to the application of Clem Malone for a Use Permit to construct a Trailer Park consisting of approximately 140 units in a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 22, T20S, R61E, except 135 feet westerly of F Street, U-13-55, approved by the Board of Adjustment.

Commissioner Bunker moved that the application of Clem Malone for a use permit to construct a trailer park be approved.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

USE PERMIT
D. H. Hand
U-44-54
U-41-54

At this time the Board considered the application of D. H. Hand for a use permit to construct a Trailer Park on the North East corner of Madison & J Streets, U-44-54, approved by the Board of Adjustment.

Commissioner Sharp moved that the application of D. H. Hand for a use permit to construct a trailer park on the North East corner of Madison & J Streets, be approved.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

DEMOLISHMENT
124 No. 1st St.

Consideration of the Board was given to the notice to repair or demolish a non-conforming structure at 124-124 $\frac{1}{2}$ North 1st Street (Lot 27 Block 2, CLVT) referred to the Board of Examiners and Appeals March 16, 1955, for recommendation.

March 25, 1955

Re: U-11-55

Rev. T. E. Fitzpatrick, Pastor
St. Viator's Parish
1323 Burnham
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the Board of Zoning Adjustment on March 24, 1955, a public hearing was held relative to your application for a Use Permit authorizing the construction and maintainance of a church on Lots 5, 6, 7, 8, 53 and 54 of Block 1, Metropolitan Addition in an R-1 zone. This board voted to adopt the enclosed resolution #78, recommending the approval of your application.

The Board of City Commissioners will consider your application at their next regular meeting, April 6, 1955, held in the Council Chamber in the City Hall at 7:30 P.M.

Very truly yours,

BOARD OF ZONING ADJUSTMENT

Franklin J. Bills
Secretary

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enc

RESOLUTION # 78
3/24/55

A RESOLUTION
RECOMMENDING CONDITIONAL APPROVAL OF THE APPLICATION OF
THE ROMAN CATHOLIC BISHOP OF RENO
FOR A USE PERMIT AUTHORIZING THE CONSTRUCTION AND MAINTENANCE OF A CHURCH
ON LOTS 5, 6, 7, 8, 53 AND 54 OF BLOCK 1, METROPOLITAN ADDITION
IN AN R-1 ZONE

WHEREAS said application has been received and studied by the Board of Zoning Adjustment, and

WHEREAS the City Zoning Ordinance permits the construction of a church in any land use district upon the granting of a use permit, and

WHEREAS it is recognized that churches are included in the types of uses which belong in residential areas, and

WHEREAS the area and property under consideration is sufficient to meet the zoning ordinance requirements as to open space, but is inadequate to meet the needs of a properly developed church edifice;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of the Roman Catholic Bishop of Reno for A Use Permit authorizing the construction and maintenance of a church on Lots 5, 6, 7, 8, 53 and 54 of Block 1, Metropolitan Addition in an R-1 zone, be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. That in accordance with the application, the church shall be maintained in this location for a period not to exceed five (5) years. After which time, said church building will revert to some other religious use.

2. Condition #1 to be removed at such time, within the five(5) year period, if the applicant acquires a minimum of 15,000 square feet adjacent property or in close proximity thereto for the full development of the church site.

The foregoing resolution was introduced by John Replogle, who moved its adoption, which motion was seconded by Dave McCoig; and upon roll call the ayes and nays were as follows:

Aye: Replogle
Schroer
McCoig

Nay: None

The Chairman thereupon declared the motion carried and said resolution adopted.

U-11-55
ROMAN
CATHOLIC
BISHOP OF
RENO

The application of the Roman Catholic Bishop of Reno for a Use Permit authorizing the construction and maintenance of a church on Lots 5,6,7,8, 53 and 54 of Block 1, Metropolitan Addition in an R-1 Zone. The application was presented by Reverend T. E. Fitzpatrick, Pastor of St. Viator's Parish. The chairman declared the public hearing open. Mr. Larry Stecher, 1211 Maryland Parkway, appeared in favor of the application. Letters expressing approval of the application were received from Mabel C. Menzell, 1702-A East Fourth Street, Long Beach, California; Dr. Linnie A. Cale, 2619 Wilshire Blvd., Los Angeles, California.

There were no protestants. The chairman declared the public hearing closed. John Replogle introduced Resolution #78 A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF THE APPLICATION OF THE ROMAN CATHOLIC BISHOP OF RENO FOR A USE PERMIT AUTHORIZING THE CONSTRUCTION AND MAINTENANCE OF A CHURCH ON LOTS 5,6,7,8, 53 AND 54 OF BLOCK 1, METROPOLITAN ADDITION IN AN R-1 ZONE subject to conditions set forth in Resolution #78, Document #82, and moved its adoption, which motion was seconded by Dave McCoig and unanimously voted.

(Resolution #78 is on file in the Document Book as Document #82)

U-13-55
CLEM MALONE
TRAILER
PARK

The application of Clem Malone for a Use Permit to construct a Trailer Park, consisting of approximately one hundred forty (140) units legally described as a portion of SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 22, T20S, R61E, save and excepting one hundred thirty-five (135) feet westerly of "F" Street where now exists a commercial building in C-2 & C-3 Zone. The application was presented by Mr. Malone.

Mr. Bob Goldstein and Mr. Bill Clark appeared in behalf of the applicant. Dave McCoig moved that this application be deferred until Monday afternoon, March 28, 1955 pending the clarification as to the location of areas zoned for trailer use and the submission of trailer park layout and plans to conform with Ordinance #507, which motion was seconded by John Replogle and unanimously carried.

U-14-55
DR. RULON
C. WHITEHEAD

The application of Dr. Rulon C. Whitehead for a Use Permit to construct a one story building to be used as a dental clinic in the 300 block on

MC NEIL CONSTRUCTION CO.

5858 WILSHIRE BOULEVARD
LOS ANGELES 36, CALIFORNIA

March 21, 1955

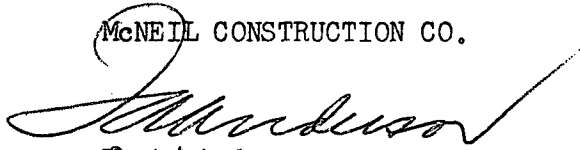
Mr. F. J. Bills
Chief Engineer
City Hall
Las Vegas, Nevada

Dear Mr. Bills:

We have enclosed three prints of Sheet 1 of the roof and plot plan for the St. Viator Catholic Church in Las Vegas, Nevada.

Very truly yours,

McNEIL CONSTRUCTION CO.



T. A. Anderson

TAA:pe



NOTICE OF PUBLIC HEARING

Notice is hereby given that on March 24, 1955, at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

REVEREND T. E. FITZPATRICK, PASTOR, ST. VIATOR'S PARISH,
FOR ROMAN CATHOLIC BISHOP OF RENO, FOR A USE PERMIT TO
CONSTRUCT AND MAINTAIN A CHURCH, FOR A PERIOD NOT TO EXCEED
FIVE (5) YEARS AFTER WHICH TIME SAID CHURCH BUILDING WILL
REVERT TO SOME OTHER RELIGIOUS USE, ON LOTS 5, 6, 7, 8,
BLOCK 1, METROPOLITAN ADDITION, IN AN R-1 ZONE.

Any persons having any interest in any land which is being sought to be so used in accordance with the zoning ordinance, or in any land within three hundred (300) feet of the outer boundaries thereof, or any other persons, may appear before the Board of Zoning Adjustment either in person or by counsel and object to or register approval of the use proposed thereof. Written approvals or objections may be filed with the City Planning Director prior to the date of this hearing.

Franklin J. Bills
Director of Planning

lm

U-11-55

sent 3/9/55

U-11-55

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

(St. Viator's Parish)

The undersigned Roman Catholic Bishop of Reno, the owner, respectfully petitions for a special use permit to: construct + maintain a church, for a period not to exceed five (5) years, after which time said church building will revert to some other religious use.

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

SUBMITTED:

The property is situated at St. Louis Ave. between Mariposa and Burnham in Land Use Zone R-1

Said property is legally described as follows: Lots 5-6-7-8 Block 1, Metropolitan Addition

Said property was acquired by the applicant on 1943 State the use of property permitted under the deed restrictions: No applicable deed restriction

Expiration date of deed restrictions: Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Three or more 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, etc.
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

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

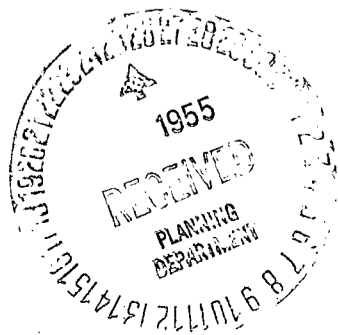
3740 Telephone Number

Rev. J. Fitzpatrick - Pastor Signature of Owner
1323 Burnham Mailing Address

Subscribed and sworn to before me this 4th day of March 1955

John C. Mowbray Notary Public

My Commission Expires Dec. 22, 1957



Hepworth, Elizabeth Richard
34 E. Pedregosa St.
Santa Barbara, California

Metropolitan Addition
Lots 1,2,3,4 Block 1

Church: The Roman Catholic
Bishop of Reno
Box 1050
Reno, Nevada

Metropolitan Addition
Lots 5,6,7,8 Blk 1

Farris, Mary
3829 Wisconsin St.
Los Angeles 37, California

Metropolitan Addition
Lots 9,10 Blk 1

Stephens, Elmer E. & Theda
1117 S. 15th St.
Las Vegas, Nevada

Metropolitan Addition
Lots 11,12 Block 1

Jensen, James H. & Ruth E.
1375 W. Washington Blvd.
Los Angeles, California

Metropolitan Addition
Lots 13,14 Blk 1

Arbaugh, W. C.
Box 1815
Las Vegas, Nevada

Metropolitan Addition
Lots 6,7 Blk 2

Cale, Linnie A.
2619 Wilshire Blvd.
Los Angeles 57 California

Metropolitan Addition
Lots 8,36 Blk 2

Wirey, Marion E. &/or Maxine
505 N. Tenth St.
Las Vegas, Nevada

Metropolitan Addition
Lots 10,11,12,13,14,49,50
51,52,53 Block 2

Wenzell, Mabel C.
102-A East Fourth Street
Long Beach, California

Metropolitan Addition
Lots 15,16 Blk 2

Calhoun, Jean B.
908 Yale St.
Santa Monica, California

Metropolitan Addition
Lots 15, 16, 19, 20, 25, 26, 27,
28, 29 Block 1

Brearley, Georgiana
117 North Fourth Street
Las Vegas, Nevada

Metropolitan Addition
Lots 17, 18 Block 1

Kassabian, Krikor G.
319 Fremont St.
Las Vegas, Nevada

Metropolitan Addition
Lots 21, 22, 23, 24, 30, 31, 32, 33, 4
45, 46, 49 Blk 1

Sharpe, Allen L. & Lloyd F. Sharpe
Sharpe, Gordon W.
Box 225
Las Vegas, Nevada

Metropolitan Addition
Lots 42, 43 Block 1

Northrop, Mrs. Barr A. (Flora)
8731 S. Denver Ave.
Los Angeles 44, California

Metropolitan Addition
Lots 47, 48 Block 1

Brock, William P. & Hilda P.
214 N. 14th St.
Las Vegas, Nevada

Metropolitan Addition
Lots 50, 51, 52 Block 1

Dennison, Jean Blanch a/k/a
Calhoun, Jean B.
908 Yale St.
Santa Monica, California

Metropolitan Addition
Lots 53, 54 Block 1

Kassabian, Krikor G.
319 Fremont Street
Las Vegas, Nevada

Metropolitan Addition
Lots 1, 2, 17, 41, 42, 46, 47, 48 Blk 2

Jensen, J. H. & Edna
1375 West Washington Boulevard
Los Angeles, California

Metropolitan Addition
Lots 3, 4 Blk 2

Dennison, Blanche E.
704 Lincoln Blvd.
Santa Monica, California

Metropolitan Addition
Lots 5, 9, 29 Blk 2

Sharpe, Allen L. & Lloyd F. Sharpe &
Sharpe, Gordon W.
Box 225
Las Vegas, Nevada ✓

Metropolitan Addition
Lots 18, 19, 22, 23, 39, 40 Block 2

Smith, Alexander P. & Anne K.
1816 Bonita Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 149 Block 6

Brown, Betty L.
1820 Bonita Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 150 Block 6

Thurman, Glenn H. & Helen C.
1824 Bonita Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 151 Block 6

Picascia, Alexander T. & Mildred P.
1828 Bonita Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 152 Block 6

Mondini, Bruno & Geneva
1829 St. Louis Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 153 Block 6

Wilson, Earl A. & Lucille
1825 St. Louis Ave.
Las Vegas, Nevada ✓

Charleston Park Tract #1
Lot 154 Block 6

James, Chris & Gertrude
1821 St. Louis Ave.
Las Vegas, Nevada

Charleston Park Tract #1
Lot 155 Block 6

Hoefs, Carl H. & John Nell
1817 St. Louis Ave.
Las Vegas, Nevada

Charleston Park Tract #1
Lot 156 Block 6

City of Las Vegas
Las Vegas
Nevada

Charleston Park Tract #2
Proposed Park
Lot 145

Kassabian, Krikor G.
319 Fremont Street
Las Vegas, Nevada

East 1060' of the Southwest $\frac{1}{4}$ of the
Southeast $\frac{1}{4}$

Sec. 2-21-61 31.27 Acres

4-11-55

Long Beach Calif.

1702 A E 4th St.

3-16-55

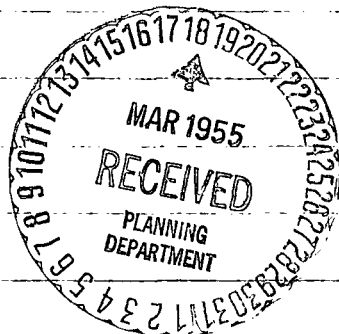
Franklin Bills

Dear Sir:

I wish to
register my approval
for erection of a
church in metro.

addition.

Sincerely
Mabel Crumell



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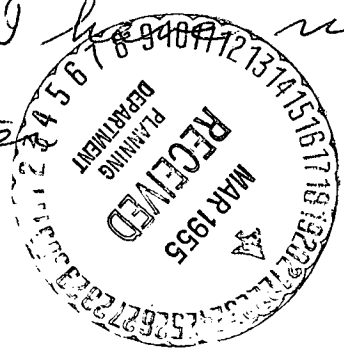
Franklin J. Bills
Director of Planning

lm

I have no objection to the above

U-11-55

Matter



Yours truly

Dr. Lavinia A. Cole