

Planning & Development Department
Scanning Cover Sheet

Case No U-3-60

APN

Location 408-416 S 11TH ST

Applicant WALTER G PICO

Subject

USE PERMIT TO CONVERT AN EXISTING DUPLEX AND
SINGLE FAMILY HOME INTO FIVE PROFESSIONAL
OFFICES FOR DOCTORS IN AN R-4 ZONE

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATIONS

DATE: March 23, 1960
FILE: 610.a, U-3-60

TO : Planning Department
FROM : Deputy Director of Public Works
SUBJECT: Use Permit U-3-60 - Walter G. Pico

File

My memorandum of March 1 submitted an off-site improvement agreement in accordance with the proposed development of Walter G. Pico to convert an existing duplex into five professional offices on property located at 408-416 South 11th Street.

It is understood that the arrangement for parking access from the alley will eliminate the need for a driveway opening originally included in the agreement.

A new agreement has therefore been prepared covering only the sidewalk installation across both parcels of property owned by the applicant.

Attached is the original and 4 copies of an off-site improvement agreement to cover the installation of the sidewalk. A bond in the amount of \$275 will be required to insure the installation.



V. B. Uehling
Deputy Director of Public Works

VBU:Jr

Attachments

March 3, 1960

Mr. Walter G. Pico
416 South 11th Street
Las Vegas, Nevada

Re Use Permit U-3-60 - 408-416 S.
11th Street

Dear Mr. Pico:

At the regular meeting of the Board of City Commissioners, held March 2, 1960, consideration was given your application to convert an existing duplex and single family home located at 408-416 S. 11th Street, into five doctors' offices.

Upon motion made, seconded and carried, your application was approved as to conversion of the duplex only into two doctors' offices (said duplex being located on Lots 21 and 22, in Block 15, Pioneer Heights), subject to the following conditions:

1. Signing of an improvement agreement and filing of a bond sufficient in amount to cover the cost of off-site improvements.
2. Conformance to the plot plan.

The Department of Public Works will advise you as to the amount of the bond required. When this has been obtained, will you please bring it to the City Clerk's office and sign the copies of the improvement agreement.

Very truly yours,

(MRS.) EDWINA M. COLE
City Clerk

EMC:jak
CC Public Works
Planning
Building

USE PERMIT U-3-60

Walter G. Pico

Approved

Planning Director Franklin J. Bills presented the application of Walter G. Pico to convert an existing duplex and single family home into 5 doctors' offices at 408-416 S. 11th St., stating a public hearing was held on this by the Board of Zoning Adjustment and it was recommended that only the duplex be converted into doctors' offices (which would allow 2 doctors' offices), subject to signing of an improvement agreement, posting of a bond sufficient in amount to cover the cost of off-site improvements, and conformance to the plot plan. Mr. Bills added Mr. Pico was satisfied with the recommendation of the Board of Zoning Adjustment.

Commissioner Fountain moved the application of Walter G. Pico, as amended, be approved and that he be permitted to convert an existing duplex located on Lots 21 and 22, in Block 15, Pioneer Heights, in an R-4 zone, into 2 doctors' offices, subject to the following conditions:

1. Signing of an improvement agreement and filing of a bond sufficient in amount to cover the cost of off-site improvements.
2. Conformance to plot plan.

Motion seconded by Commissioner Elwell and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none

VARIANCE V-1-60

Albert H. Burke

Denied

Commissioner moved the application of Albert H. Burke for a variance to add a unit to a single family residence located at 722 "B" Street, between Wilson and McWilliams, legally described as the W 88.5' of Lots 11 and 12, Block 14, O.L.V.T., in an R-4 Zone, be denied, as recommended by the Board of Zoning Adjustment, as such variance would violate the Zoning Ordinance.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none

VARIANCE V-2-60

Lewis D. and Winifred L. Stein

Denied

Planning Director Bills presented the application of Lewis D. and Winifred L. Stein to reduce off street parking spaces from 16 to 14 at 1912-1916 Rexford Place. Mr. Bills advised the building permit was approved on the basis of 16 parking spaces, two of which were in front of the building, as only 14 parking spaces could be accommodated in the rear. It was Mr. Stein's request that the two parking spaces in front of the building be eliminated because of the necessity of backing into traffic; however, it was the recommendation of both the Planning Commission and Traffic & Parking Commission that this request be denied, as the building permit was issued on the condition that 16 parking spaces be provided, representing the minimum number of parking spaces required for this building.

Mr. Stein addressed the Commission, stating he had several tenants who were employed on the graveyard shift and he believed he could adequately control the parking by having only 14 spaces; further, that his tenants would not park in front of the building because of the hazard of having to back into traffic when leaving the parking spaces. It was Mr.

J-2-60
(Continued)

Mr. Garth introduced Resolution No. 279, a Resolution recommending approval of the application of Thomas T. Beam for a Use Permit to construct a government office building at 601 South 13th Street, legally described as the South 10 feet of Lot 16, Block 19, Pioneer Heights Addition, and the vacated portion of Bonneville Avenue (40 feet wide) east of 13th Street to the alley in said Block 19 lying south of and adjacent to said Lot 16, Block 19, Pioneer Heights Addition and moved its adoption. This motion was seconded by Mr. White and upon roll call the ayes and nays were as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
White	None	None
Replogle		
Garth		
Singleton		
Hurley		

The Chairman declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 279 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 283)

U-3-60
W.G.Pico to
Convert dwelling
units into five
prof.offices.

The application of Walter G. Pico for a Use Permit to convert an existing duplex and single family residence into five professional offices at 408-416 South 11th Street, legally described as Lots 21-24, Block 15, Pioneer Heights Addition, was presented and explained by Mr. Saylor. He emphasized that while a professional office is permitted in an R-4 zone, by means of a Use Permit, it is not permitted per se as a matter of right. Following his explanation, he presented a staff recommendation that the application if approved as submitted would result in an office type use too intensive to be compatible with surrounding apartment residential uses. He recommended that the applicant be permitted to convert the duplex dwelling located on Lots 21 and 22, Block 15, into two professional offices.

The Chairman declared the public hearing open. Attorney John Foley appeared on behalf of the applicant and stated that Mr. Pico was prepared to accept the amendment limiting the approval to the conversion of only one structure into two offices. A letter of objection submitted by William Sweet, 425 South Tenth Street, was entered into the record. The Chairman declared the public hearing closed. Mr. Garth moved that the application be amended limiting the approval to the conversion of the existing duplex on Lots 21 and 22, Block 15, Pioneer Heights Addition, into two professional offices, and be referred to the Board of City Commissioners with the recommendation that it be approved, as amended, subject to the following conditions:

1. Signing of an improvement agreement and posting of a bond in an amount sufficient to guarantee the installation of the off-site improvements as required by the Engineering Department.
2. Provide sufficient off-street parking.
3. Submit a new plot plan, covering the area approved for conversion by the Board, in accordance with all City Codes and Ordinances, with said revised plan to be reviewed and approved by the Planning Department staff prior to submission of this recommendation to the Board of City Commissioners.

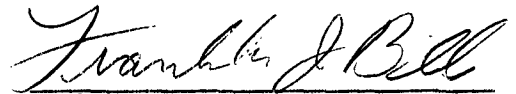
U-3-60
(Continued)

This motion was seconded by Mr. Singleton and upon roll call the ayes and nays were as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
White	None	None
Replogle		
Garth		
Singleton		
Hurley		

The Chairman declared the motion adopted.

Upon motion duly made and seconded, this Regular Meeting of the Board of Zoning Adjustment was adjourned at 8:55 P. M.


FRANKLIN J. BILLS,
Secretary

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATIONS

DATE: February 24, 1960
FILE: U-3-60

TO : Planning Department
FROM : Deputy Director of Public Works
SUBJECT: Use Permit U-3-60 - Walter G. Pico

Your memorandum of February 15 requested comments from the Engineering Department on Use Permit U-3-60 for the conversion of an existing duplex into five professional offices on property located at 408-416 South 11th Street, legally described as Lots 21 through 24 in Block 15 of Pioneer Heights.

Attached are the original and four copies of an improvement agreement covering the installation of off-site improvements consisting of sidewalk and driveway pavement. It is requested that a bond in the amount of \$495 be posted to cover the permittee's responsibility in connection with the installation of these improvements.



V. B. Uehling
Deputy Director of Public Works

VBU:Jr

Attachments

FIRE DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: February 19, 1960

TO: Donald J. Saylor, Deputy Director of Planning
FROM: Fire Prevention Bureau
SUBJECT: U-3-60 - Walter G. Pico

File

This department has no objections to the granting of Use Permit U-3-60 applied for by Walter Pico to convert a building into a professional office building, provided this building conforms to the City Building Code.

Fire Prevention Bureau

Donald F. Southwick
Donald F. Southwick, Inspector
Las Vegas Fire Department

S'c

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: February 15, 1960

TO: See Distribution Below
FROM: Planning Department *F. I. P.*
SUBJECT: U-3-60, Board of Zoning Adjustment - February 25, 1960.

Attached please find copy of the plot plan submitted by Walter G. Pico, for a Use Permit to convert an existing duplex and single family home into five professional offices for doctors. The property is located at 408-416 South 11th Street in an R-4 zone, legally described as Lots 21, 22, 23, 24 in Block 15, Pioneer Heights.

Your remarks regarding this application prior to February 22, 1960 will be greatly appreciated.

Donald J. Saylor
DONALD J. SAYLOR
Deputy Director of Planning

DJS:dd

Distribution: Building Dept. _____
Engineering Dept.
Fire Department.

2/22/60
Granting of Use Permit places property automatically in Fire Zone 2, therefore construction must comply to requirements of that zone. Basically 1 hour fire resistant throughout.

R. L. S.


February 15, 1960

NOTICE OF PUBLIC HEARING

Notice is hereby given that on February 25, 1960, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

WALTER G. PICO TO CONVERT AN EXISTING DUPLEX AND SINGLE FAMILY HOME INTO FIVE PROFESSIONAL OFFICES FOR DOCTORS LOCATED AT 408-416 SOUTH 11TH STREET IN LAND USE ZONE R-4, LEGALLY DESCRIBED AS LOTS 21, 22, 23, 24 IN BLOCK 15, PIONEER HEIGHTS.

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.


FRANKLIN J. BILLS
Director of Planning

U-3-60

file U-3-60

February 15, 1960

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Notice is hereby given that on February 25, 1960, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

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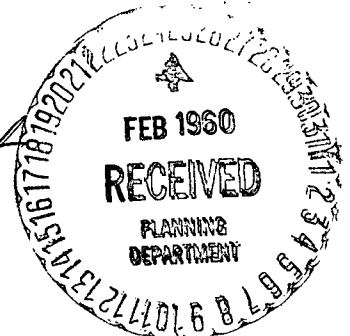
Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel, and object to or express approval of, the proposed Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.

Franklin J. Bills
FRANKLIN J. BILLS
Director of Planning

U-3-60

I do object on bases that 11th St should remain residential because 12th St has plenty room for commercial so is between Carson and Stuart St which is commercial and needs improvement.

*Wm Sweet
425 S. 10th St*



APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,....., the owner, respectfully petitions for a special Use Permit to:..convert..... an existing duplex and single family home into ^{five} ~~three~~ professional offices for doctors.....

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

The property is situated at....408 -. 416 South 11th Street..... between.....Lewis..... and.....Clark..... in Land Use Zone.R-4 Said property is legally described as follows:..... Lots 21, 22, 23, 24 in Block 15, Pioneer Heights.....

Said property was acquired by the applicant on 1928. State Month Day Year

the use of property permitted under the deed restrictions:..... No known pertinent restriction.....

Expiration date of deed restrictions:..... Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Five 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/owners 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.

Walter G. Rice
Signature of Owner
416 So. 11th St.
Mailing Address

Du 2-0332
Telephone Number

Subscribed and sworn to before me this 26th day of January, 1960.

Virginia M. Smith
Notary Public

The prescribed filing fee of \$25.00 received by...Devin Dawson... Receipt No....18321... Date.....2-13-60.....

U-3-60

Walter G Pico

PIONEER HEIGHTS

Block 10 Lot	11-12	Arthur J & Edith M Barry & Hugo J Cina	321 So 11 th
	13-14-15-16	Richare & Margaret Lorenzo	325 So 11th
Block 11 Lot	11-12	John & Edna E Richter	319 So 10th
	13-14	Ray F & Mildred H Hansen	2362 Montrose Ave Montrose Calif.
	15-16	Saul & Helen Saperow	%Paradise Manor, Sierra Vista Drive L V
	27-28	Melvin T & Louise G Smith	320 So 11th Apt 10
	29-30	Geo. W & Alvira H Thiriot	324 S 11th
	31-32	Ruth E Anderson	330 So 11th
Block 15 Lot	1-2	Virginia H Ellison	1006 E Lewis
	3-4	Marion B & Lucille Earl	Box 1509 L V
	5 thru 10	Gail V ^{Meyers} Myers % Victor J ^{Meyers} Myers	417 S 10th
	11 thru 14	William Sweet	425 So 10th
	15-16	Dan Boone	Box 379, Santa Monica Calif.
	17 thru 20	Aurelia C & Edward D Bernard	% Lillian Mc Lachlan 2019 Marlin
	21-22	Alice A Pico	416 So 11th
	23-24	Walter G & Alice A Pico	416 So 11th
	25-26	Leroy R & Myra B Johnson	Mercury Nev.
	27-78	Delbert & Francis Horrocks	430 S 11th
	29-30-31-32	Jack A & Virginia B Richardson	1111 Rancho Circle
Block 16 Lot	1-2	Katherine Santongue & Margaret A B Lias	1104 E Lewis
	3-4	Grant & Lelia Hardy	1404 Bridger
	5-6	Cleo & Mable Jones	8217 Bella Vista Ave Fair Oaks Calif.
	7-8	Roy S & Mae L Smith	Boc 697 L V
	9-10-11	George N & Fern Thompson	419 So 11th
	12-13	S Gene & Anna Parks & Edith A Jennings	2101 $\frac{1}{2}$ Fremont
	14-15-16	David & Carolyn Stillman	1101 E Clark
	17-18	John W & Berta M Wilhoit	418 Maryland

PIONEER HEIGHTS

Block 16 Lot 19-20	Samuel M & Marva Davis	404 Maryland
21-22	Roscoe R & Audrey A Flinn & Samuel & Marva Davis	Rt. 1 Box 188A Las Vegas
23-24	Roscoe R & Audrey A Flinn & Patricia M Mellor	5226 Leghorn Ave Van Nuys, Calif.
25-26-27-28	John W & Berta M Wilhoit (As Above)	
29-30-31-32	James & Grace Bloom	908 Hassett Ave
Block 21 Lot 1	Charleston Properties Inc. % Prudential Insurance Co Terminal Annex Box 2051 Los Angeles 54	
Block 22 Lot 1 thru 11	Thomas L Kaplin % Plaza Hotel 2520 Monroe St. Toledo Ohio	
12-13	Jessie J George	529 S 10th
14-15-16	Orie & Majorie Bowman	531 S 10th
17-18-19	Joseph & David Nosanchuck	1509 Fremont