

Planning & Development Department
Scanning Cover Sheet

Case No U-13-60

APN

Location 506 E ESSEX DR

Applicant CLIFFORD E LEBLANC

Subject

USE PERMIT TO CONDUCT TEMPORARY CHURCH
SERVICES (APPROX 12 MEMBERS) SIX MONTHS
TO ONE YEAR IN AN R-1 ZONE



USE PERMIT - U-13-60 - CLIFFORD E. LE BLANC

Application of Clifford E. Le Blanc for a Use Permit to conduct temporary church services (approximately 12 members) for 6 months to 1 year, at 506 E. Essex Drive, between Lorna Place and Essex Circle in Land Use Zone R-1, legally described as Lot 339, Block 15, Hyde Park No. 2. 7 protests. Denial recommended by the Board of Zoning Adjustment.

Planning Director Bills told the Commission that the Planning Commission had recommended denial on the basis that a group could meet at this location, for religious purposes, without any special permission. However, as a practical matter, it appeared to be in the best interest of the public not to establish a precedent of permitting churches in homes by the granting of a Use Permit. Furthermore, if the church use was recognized by the City, by granting a Use Permit, it would require meeting the Fire Code regulations relative to places of public assembly and would permit a sign in front of the residence. Following a brief discussion

Commissioner Fountain moved that the application of Clifford E. LeBlanc, for a Use Permit to conduct church services in a single family unit in a residential zone be DENIED. Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

USE PERMIT - U-12-60 - DR. FOSTER H. KRUG

Application of Dr. Foster H. Krug to practice chiropractics at 304 Maryland Parkway, generally located on the west side of Maryland Parkway, between Bridger Avenue and Lewis Avenue in Land Use Zone R-4, legally described as Lots 19 and 20, Block 10, Pioneer Heights Addition.

This item was referred back to the Board of Zoning Adjustment by the City Commission on May 18, 1960. The Board of Zoning Adjustment had previously recommended approval, subject to providing sufficient off-street parking spaces in accordance with the Ordinance. After further study, the Board of Zoning Adjustment recommended approval, subject to the condition that the four (4) off-street parking spaces, located at the rear of the property, be accepted as being sufficient.

Commissioner Sharp moved that the application of Dr. Krug be APPROVED, subject to all of the provisions as compiled by the Board of Zoning Adjustment, except that four (4) off-street parking spaces are deemed to be sufficient for the use.

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

TRAFFIC & PARKING

NO PARKING ZONE - CHARLESTON BLVD. BETWEEN HIGHLAND AND DESERT LANE.

Approval recommended by the Traffic & Parking Commission.

Commissioner Fountain moved that a No Parking Zone be established along the south curb line of West Charleston Blvd., beginning 80 ft. west of Desert Lane, and extending to the west line of Highland Drive.

May 27, 1960

Honorable Mayor and Board of City Commissioners

Director of Planning

U-13-60 - Clifford S. Leblanc - 506 East Essex Drive - R-1

At a regular meeting on May 26, 1960, the Board of Zoning Adjustment voted to refer subject applications to the Board of City Commissioners with the recommendation that it be denied.

Respectfully,

Richard S. LeBlanc, Secretary
Board of Zoning Adjustment

cc: [unclear]

cc: City Clerk
City Attorney
Dept. of Public Works
P. O. Building
and [unclear]
[unclear]

M I N U T E S

Board of Zoning Adjustment
May 26, 1960

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Hurley at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada

PRESENT: Chairman Hurley, Messrs. Garth and Singleton

ABSENT: Messrs. Replogle and White

STAFF PRESENT: Deputy Director of Planning Don. J. Saylor, Planner George Charchalis, and Recording Secretary Sandra Martin.

OTHERS PRESENT: Assistant City Attorney Albert Matteucci.

MINUTES: Upon Motion by Mr. Singleton, seconded by Mr. Garth, the minutes of the regular meeting of April 28, 1960, were approved as mailed. Upon roll call the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Garth	None	Replogle
Singleton		White
Hurley		

OLD BUSINESS:

U-12-60
Dr. Krug to practice chiropractics at 304 Maryland Parkway

The application of Dr. Foster H. Krug to practice chiropractics at 304 Maryland Parkway, generally located on the West side of Maryland Parkway between Bridger and Lewis Avenues, legally described as Lots 19 and 20, Block 10, Pioneer Heights Addition, in Land Use Zone R-4, was referred back to the Board of Zoning Adjustment by the City Commission for further study of the off-street parking requirements. Mr. Saylor advised the Board that the Traffic and Parking Commission had recommended that the Ordinance requirements be met. The Chairman declared the Public Hearing open. Dr. Krug appeared, and a letter from Mr. H. Dickerson, Dr. Krug's attorney, was read to the Commission. After discussion Mr. Singleton moved that the application be recommended for approval requiring only the four off-street parking spaces at the rear of the property. Mr. Garth seconded the motion and upon roll call the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Garth	None	Replogle
Singleton		White
Hurley		

The Chairman declared the motion carried.

NEW BUSINESS:

U-13-60
Application of Clifford E. LeBlanc for a Use Permit to conduct temporary church services in a private home.

Mr. Saylor gave the Staff report recommending denial of C. E. LeBlanc for a use permit to conduct temporary church services (approximately twelve members) six months to one year at 506 E. Essex Drive between Lorna Place and Essex Drive in land use zone R-1, legally described as Lot 339, Block 15, Hyde Park #2 and further stated that he had six written protests on file. The Chairman declared the Public Hearing open. Mr. C. LeBlanc, the owner of the home, and the Reverend T. A. Robertson, the minister of the church, were present. Mr. Charles Henderson of 4401 Kay Place was present in protest. Mr. A. M. White

U-13-60
(continued)

518 East Essex Drive was present in approval. The Chairman declared the Public Hearing closed. Mr. Singleton stated that he felt that the Board could not prevent the use of this property for religious purposes; however, Mr. Saylor advised him that as far as using it for a church the Ordinance required that a use permit be secured and that this carries the assumption that the use permit, and accordingly the church use of the property, could be denied. Mr. Garth moved that the application be forwarded to the Board of City Commissioners with a recommendation of denial. The motion was seconded by the Chairman, and upon roll call the ayes and nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Garth	Singleton	Replogle
Hurley		White

The Chairman declared the motion carried.

Mr. Garth explained that he felt that as long as the group could use this property for religious purposes there was no need to sanction it with a use permit because this could establish an undesirable precedence. The Chair requested an opinion of Mr. Matteucci, representing the City Legal Department, as to whether the Chair could second a motion. The Chair then declared a five-minute recess beginning at 8:20 P. M. The meeting reconvened at 8:25 P.M. The City Attorney advised the Chair that in the absence of any regulations prohibiting the Chair to second a motion, he determined that the Chair could do so.

BOARD MEMBERS:

Upon motion by Mr. Garth, seconded by Mr. Singleton, it was unanimously voted to direct the Staff to send a resolution to the City Commission requesting that an additional member be appointed to the Board to fulfill a vacancy.

Upon motion duly made and seconded, this regular meeting of the Board of Zoning Adjustment was adjourned at 8:30 P.M.

Franklin J. Bills SJS
FRANKLIN J. BILLS,
Secretary

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATIONS

DATE: May 23, 1960
FILE: U-13-60

TO : Planning Department
FROM : Deputy Director of Public Works
SUBJECT: Use Permit U-13-60 - Clifford E. LeBlanc

File

Your memorandum of May 16 requested comments by the Engineering Department on the application of Clifford E. LeBlanc for a use permit to conduct temporary church services at property located at 506 East Essex Drive, legally described as Lot 339, Block 15, Hyde Park No. 2.

The Engineering Department has no additional requirements for the approval of a use permit at this location. All off-site improvements have been installed under the subdivision ordinance.

V. B. Uehling

V. B. Uehling
Deputy Director of Public Works

VBU:Jr



FIRE DEPARTMENT
INTER-OFFICE COMMUNICATION

File
COMM

DATE: May 23, 1960

TO: Don J. Saylor, Deputy Director of Planning
FROM: Captain O.K. McFarland, Chief Fire Prevention Bureau
SUBJECT: U-13-60 - LeBlanc

This department has no objections to the granting of subject Use Permit provided that drapes are of flame retardant material and all exits swing outward.

O.K. McFarland

Captain O.K. McFarland
Chief Fire Prevention Bureau
Las Vegas Fire Department

M'c

Received
5-24

May 16, 1960


See Distribution Below

Planning Department

U-13-60, Board of Zoning Adjustment, May 26, 1960

Attached please find copy of the plot plan submitted by Clifford E. LeBlanc for a Use Permit to conduct temporary church services (approximately 12 members) six months to one year. The property is located at 506 E. Essex Drive, between Lorna Place and Essex Circle in Land Use Zone R-1, legally described as Lot 339, Block 15, Hyde Park No. 2.

Your remarks regarding this application prior to May 23, 1960, will be greatly appreciated.


Don J. Saylor
Deputy Director of Planning

DJS:dd

cc: Building Department
Engineering Department
Fire Department ✓

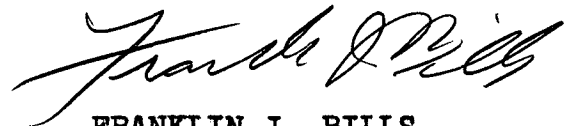
May 16, 1960

NOTICE OF PUBLIC HEARING

Notice is hereby given that on May 26, 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:

CLIFFORD E. LEBLANC FOR A USE PERMIT TO CONDUCT TEMPORARY CHURCH SERVICES (APPROXIMATELY 12 MEMBERS) SIX MONTHS TO ONE YEAR AT 506 E. ESSEX DRIVE, BETWEEN LORNA PLACE AND ESSEX CIRCLE IN LAND USE ZONE R-1, LEGALLY DESCRIBED AS LOT 339, BLOCK 15, HYDE PARK NO. 2.

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-13-60

11:30

~~P.M.~~
A.M.

May 5, 1960

TIME

DATE

TO: SUPERVISOR, BUILDING AND SAFETY DIVISION

ADDRESS: City Hall, Las Vegas, Nevada

SUBJECT: Church 506 E Essex

TELEPHONE NO.

PERSONS INVOLVED: Owner : Mrs. Clifford LeBlanc, ~~AK~~ 506 East Essex

Sketch on Reverse side yes no

Inspection of the above-described property reveals the following conditions:

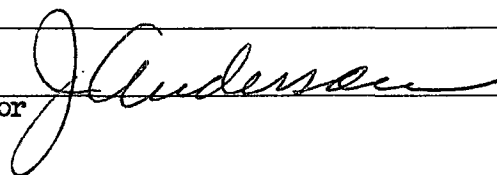
1. Church meetings being held in a private home. Homeowner had no permit for same.
2. She was notified to contact the planning office prior to holding any further
3. meetings.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

J. P. Anderson
Bldg. Inspector

*Revised
5/6/60*

Comments or recommendations:

Inspector



Copy to:

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, CLIFFORD E. LEBLANC, the owner, respectfully petitions for a special Use Permit to: CONDUCT TEMPORARY CHURCH SERVICES (APPROX 12 MEMBERS) 6 Mos. to 1 Yr.

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

The property is situated at 506 E. ESSEX DRIVE between LORNA PLACE and ESSEX CIRCLE in Land Use Zone R-1. Said property is legally described as follows: LOT 339 BLK 15 HYDE PARK #2

Said property was acquired by the applicant on AUGUST 3 1959 State Month Day Year

the use of property permitted under the deed restrictions: NONE

Expiration date of deed restrictions: NONE 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. We are

OC. 8-4267 Telephone Number Signature of Owner 506 E. ESSEX DRIVE Mailing Address

STATE OF NEVADA: COUNTY OF CLARK

Subscribed and sworn to before me this 12th day of May, 1960

Clark W. Coleman Notary Public

The prescribed filing fee of \$25.00 received by Receipt No. 2015 Date 5-13-60

May 11, 1960

A PETITION OF THE WEST CHARLESTON CHURCH OF CHRIST
TO
THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA.

We the undersigned do respectfully petition as follows:

We hereby certify that we as property owners and/or residents of the area in Hyde Park adjacent to and around 506 East Essex Drive have no objection to the West Charleston Church of Christ meeting at 506 East Essex Drive temporarily while they are getting fully organized and seek and secure better accommodations.

Therefore we petition the planning commission of the city of Las Vegas, Nevada to grant the West Charleston Church of Christ permission to use the residence of Clifford E. Leblanc, 506 East Essex Drive, Las Vegas as a meeting place for the present. It is our understanding that the church is not securing this property and that the said use of this property is not to be on a permanent basis.

NAME

Address

Eugene McDonald	512 E. Essex Dr.
Mrs. H. Zinn	500 E. Essex Dr.
Al Curry	4419 Kay Pl.
Mr. & Mrs. P. Palmer	4419 Kay Pl.
Mr. & Mrs. J. M. White	518 East Essex Dr.
Mr. & Mrs. Clay Dawson	4415 Kay Pl.
Joseph P. Pergara	4530 KAY PL.
Mr. and Mrs. I. R. England	4512 Kay Place
Mrs. Margaret Ross	4506 Kay Place
Mr. & Mrs. E. A. Gray	4507 Kay Place
F. J. Beblaus	513 W. ESSEX DR
Alvin Carrillo	579 West Essex
Mrs. Mrs. Ray Andrews	535 E. Essex Dr.

Additional names and addresses on attached sheets. Attached sheets do hereby adjoin.

Mendell Leavitt
Carmen Coffman
Norma Coe
Mrs. Paul Zimmmerman
L. E. Shremaker
Mrs. DeKay Eye

Mr + Mrs. Jerry Prey
Gulcher T. Rodman
Bonnie Outry
Ethel M. McCay
Mrs. Frank L. Wilson Jr
Mrs. Evelyn Kernity
B. Walter
Charles D. Polank

4501 Hayes Place
607 W. Essex Dr.
619 W. Essex Dr.
624 Essex Dr. West
618 W Essex Dr.
612 West Essex Dr.
4507 Hayes Place.
4513 Garden Pl.
4518 Kay Place
4525 Kay Place
518 Essex Drive West
530 West Essex Drive
601 W. Essex Dr.
517 W Essex Dr. W.

File 00-60
U-13-60

00-PROTEST

4419 Kay Place
Las Vegas, Nevada
May 18/1960

City of Las Vegas
Planning Dep't.

In reference to your letter of the May 16th. asking for a USE permit to conduct church services at 506 E. Essex Drive we would like to go on record as being very much against it being given. We have nothing against churches, but object ^{to} them being held in a private residence.

They are causing a parking problem, also children are running in the street before and after the meetings are held.

We have spent a lot of money on our home and feel that first it will be one thing and that will lead to others asking for the same purpose, and we want to keep it strictly residential.

Yours truly,
*John W. Elizabeth
Carroll*



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: May 16, 1960

TO: See Distribution Below
FROM: Planning Department *File*
SUBJECT: U-13-60, Board of Zoning Adjustment, May 26, 1960

Attached please find copy of the plot plan submitted by Clifford E. LeBlanc for a Use Permit to conduct temporary church services (approximately 12 members) six months to one year. The property is located at 506 E. Essex Drive, between Lorna Place and Essex Circle in Land Use Zone R-1, legally described as Lot 339, Block 15, Hyde Park No. 2.

Your remarks regarding this application prior to May 23, 1960, will be greatly appreciated.

Don J. Saylor

Don J. Saylor
Deputy Director of Planning

DJS:dd

cc: Building Department ✓
Engineering Department
Fire Department

5/17/60

No Objections -

A. L. Saylor
Director Bldg. & Safety



File U-13-60 612 E. Essex Dr.
May 24, 1960

Mr. F. J. Bills
Planning Dept.



2 protests

Dear Sir:-

Your letter of May 16 regarding permit for conducting church services at 506 E. Essex has come to my attention.

I am a new property owner in this neighborhood, having bought here because it is residential only and ~~was~~ against any variance of present zoning.

My mother, Mrs. M. Embley, who has just purchased adjoining

property, 606 E. Essex, also
does not approve of any going
change.

yours very truly,

B. H. Horn

Elizabeth M. Horn

Mrs. Martha Ermler

File U-13-67

May 23rd 1960

Franklin J. Bills
Director of Planning
Dear Sir:



In regards to your letter May 16th 1960 pertaining to an application of a use permit to conduct Church services at 506 E. basal Drive.

My husband and I are very much against a permit of any kind. We bought our home here 2 years ago and selected Hyde Park because it was restricted to only ~~residential~~ residential homes. We'd like to keep it that way.

Thanking you
Mrs Raymond E. Bots
Mr. Raymond E. Bots

PROTESTS

APPROVALS

John A. + Elizabeth Carroll
4419 Kay Place

Beulah + Earl Malan
524 E. Essex Drive

B. H. + Elizabeth Horn
Mrs. Martha Emler

Mr. + Mrs. Raymond Bobo

Charles Henderson
4401 Kay Pl

HYDE PARK #2

Block 7 Lot	219	Claude W & Thelma N North	606 Garden Pl.
	220	Raymond E & Pearl E Robo	607 E. Essex Dr
Block 10 Lot	245	James & Evelyn D Fellers	610 San Francisco Ave.
Block 11 Lot	246	Harry & Mary Fardellos	4418 Hayes
	247	Dave & Helen Brown	4412 "
	248	Floyd L & Vera M Stanton	4406 "
	249	Douglas G & Gladys Grochow	4400 "
	250	Taylor & Della Combs	4330 "
	251	Alonzo M & Gladys M Johnson	4334 "
	261	Lyle & Helen P Fundenberger	4319 Kay Pl.
	262	Korwin E & Reiko F Hailey	4325 "
	263	R Goule & Doris E Anderson	718 S 3d
	264	Charles B & Betty L Henderson	4401 Kay Pl
	265	Roy & Patricia Levine	4407 "
	266	Florence E Nichols	Catoosa, Oklahoma
	267	John A & Elizabeth Carroll	4419 Kay Pl.
Block 12 Lot	268	Charles R & Janis L Evans	4418 Kay Pl.
	269	Herbie & Mary L Dell % Mr. & Mrs Charles E Kervan	4412 "
	270	Aletha Rogers & Patricia E Scott	418 Garces
	271	Marvin I & Sheila M Strusser	4400 Kay Pl
	272	Joseph H Nolan	1000Hassett
	273	Earl & Marian E Caroon	4324 Kay Place
	274	Robert & Lyda S Volvin	4318 "
	295	Wesley C & Carole Ommen	4319 Lorna
	296	Dee R & Naomi W Mattsson	4325 "
	297	Ponie S & Ruth L Davis	6214A Stafford Ave Huntington Park Calif.

HYDE PARK #2

Block 12 Lot	298	Eugene G & Phillie J Greeno	4401 Lorna Pl
	299	Jean M Leighton & Robert H Darrow Medico-Dental Bldg Suite #6	Santa Cruz, Calif.
	300	Thomas G & Mary E Wood	5513 Lorna
	301	Fred E & Lois F Pedersen	4419 "
Block 13 Lot	302	Stanley M & Dolores M Smith	4418 "
	303	Wm S & Patricia A Pool	4412 "
	304	Tom B & Margaret O Stanton	4406 "
	305	Wallace F & Lavella Clothier	4400 "
	306	Clarence J P Buckley	4330 "
	307	Leland N & Sara E Hayes	Box 334 L V
Block 15 Lot	333	Anchor Casualty Co. Attn: J J Sullivan 2700 University Ave. St. Paul, Minn.	
	334	Robert & Alma S McCombs	4313 Hayes Pl
	335	Ovid A & Edna E Moore	530 E. Essex
	336	Earl C & Beulah D Malan	524 "
	337	Bryant B & Evelyn S Pasler	518 "
	338	Faith A & Eugene B McDonald	1731 S 5th
	339	Clifford # & Norma J Leblanc	506 Essex Drive East
	340	Howard & Florence Zinn	500 "
Block 16 Lot	341	Juan R & Clotilde Torres	424 "

HYDE PARK #4

Block 15 Lot	666	Roy & Carmen S Coffman	607 W Essex Dr.
	667	Marie F Way	601 "
	668	Frank & Candida Cormaci	4307 Fulton Pl
	669	Ray E & Martha M Andrews	525 W Essex Dr.
	670	Antonio H & Darlene E Carrillo	519 W Essex
	671	Fridolin J & Elinor E Elsenhans	513 W Essex
	672	Ferrell B & Ladonna D Kelsey	507 "
	673	W J & Nellie Williams	Kelso, Calif.

HYDE PARK #4(Cont)

Block 16	Lot	674	Curtis & Roselyne Freeman	4462 Lorna Pl.
Block 22	Lot	557	Wendell L & Edity C Leavitt	4501 Hayes Pl.
		558	Rose Trapp	1506 Rexford Place
Block 24	Lot	607	Carl W & Marianne Smith	4518 Hayes Pl
		608	Wm J & Barbara S Quinn % Title Ins & Trust Co Attn: Mr. Fletcher 433 S Spring St., Los Angeles 54 Calif.	
		609	R J & Faye Wilgar	1019 S. Main
		610	A L & Evelyn S Kemnitz	530 W Essex
		611	Frank Rulon & Gwendolyn E Wilcox Jr.	518 W Essex D th .
		612	Edward H & Gloria Ary	4507 Kay Place
		613	Ralph F & Ann M Miner	557 Seventh St. Boulder City
		614	James D & Kay Vivian Mayes	4519 Kay Place
		615	Ethel M McCoy	4525 "
Block 25	Lot	637	Reynold & Faye O Chambers	4524 "
		638	Robert L & Bonnie Autry	4518 "
		639	Ted R & Barbara Garland	4512 "
		640	Ethel G Schlafer	4506 "
		641	Sanford & Maxine Gold	512 Essex Drive W.
		642	Edward J & Shirley A Hannifin	500 "
		643	Virginia S Boulgarides	4507 Lorna Pl
		644	Lewis E & Norma R Cascadden	4513 "
		645	Praxton B & Ruby H Williams	4519 "
		646	Michael C J & Jane Krantz	4525 "
Block 26	Lot	675	Gean P Geraud & Anna Rogalle	424 Essex Dr. West
		676	Wilbur T & Ruth M Reed	4506 Lorna Pl
		677	Lynn J & Hazel G Boggs	4512 "
		678	Jack H & Irere Knight	4518 "
Unsub-divided land 3-12-2			Prescott Corp.	7300 N.E. Glisan Ave. Portland, Ore. 16.