

**Planning & Development Department
Scanning Cover Sheet**

Case No U-25-60

APN

Location SOUTH SIDE OF STEWART AVE BTWN
25TH & 28TH STREETS

Applicant CITY OF LAS VEGAS

Subject

USE PERMIT TO AUTHORIZE THE FRONTIER GIRL
SCOUT COUNCIL TO ERECT AND MAINTAIN A BLDG
TO HOUSE GIRL SCOUT ACTIVITIES IN AN R-E
ZONE



Mr. Bills: Yes. It would be about 32 ft. from the inside of the curb

Mrs. Jimmerson: We do not know whether it would hurt our property or help it. We are only interested in helping the City to advance - but we do have one of the nicest apartment areas in town.

Commissioner Whipple: If this building had the same setbacks, would you still protest it?

Mrs. Jimmerson: We know if you buy an R-4 lot it is much cheaper than going into a commercial area. If it is going to hinder us, we are not in favor of it.

Ada Gardner (Real Estate Broker) Across the street from you there is an empty lot. The lot on the northwest corner of 11th and Bridger has old buildings on it. This will be a new building. We feel that it will conform with the type of buildings already in the area. We had to pay a premium price to get the additional 15 ft.

Commissioner Fountain: Mrs. Jimmerson is not sure what the setback is going to do to her property. She does not know whether it is going to be in line or not.

Following a further brief discussion, Commissioner Whipple moved that the matter be held in abeyance to give the Planning Staff an opportunity to make an accurate check of the front setback for the proposed new building.

Mayor Gragson announced that this meeting would be adjourned and reconvened at 9:00 a.m., Thursday, September 8, 1960.

Commissioner Fountain (speaking to Mrs. Jimmerson): If you will be in here at 10 o'clock tomorrow morning, we will have had ample time to get this information and can continue our consideration at that time.

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

J. USE PERMIT (U-25-60). APPLICATION OF CITY OF LAS VEGAS

Use Permit to authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities on property generally located on the south side of Stewart Street between 25th and 28th Streets, legally described as:

Commencing at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, thence 88° 00' East along the North line thereof a distance of

440 ft, thence south 2° 22' 30" west a distance of 50 ft. to a point on the south right-of-way line of Stewart Avenue, the true point of beginning; thence south 88° 00' 00" east along said south right-of-way line a distance of 11.70 ft., thence south 4° 04' 53" west a distance of 150.10 ft., thence south 88° 00' 00" west parallel with Stewart Avenue aforementioned, a distance of 107.23 ft., thence north 2° 22' 30" east a distance of 150 ft. to the true point of beginning, containing .377 acres, more or less

In Land Use Zone R-E.

Commissioner Fountain moved that the Use Permit (U-25-60) for the Frontier Girl Scout Council be APPROVED.

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

At this point Planning Director Bills advised that the Board of Zoning Adjustment had also recommended that the agreement between the City and Frontier Girl Scout Council be amended to provide for an additional 10 ft. in depth which would make it possible to set the building back 10 ft., which was felt to be desirable. Also that the Park and Recreation Departments had indicated they could see no objection to this proposal.

Commissioner Fountain moved that the agreement between the City of Las Vegas and the Frontier Girl Scout Council be amended to provide for an additional 10 ft. in depth on that certain property hereinabove described in detail.

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

K. TENTATIVE MAP - CHARLESTON HEIGHTS No. 23.

Submitted by E. Becker.

Comprising approximately 27 acres. 134 lots. Generally located between Alta and Charleston, west of the Flood Control Ditch.

Director of Planning, Franklin J. Bills: The action of the Planning Commission was to recommend approval of this subdivision subject to two important conditions. I want to make it clear the map in the form which is presented to you does not have the approval of the Planning Commission. It was the general feeling of the Planning Commission the map was not yet in approvable form, but the subdivider's representative, at the meeting, made an eloquent pre-

NEW BUSINESS: (CONT'D)

that the staff had no particular recommendation. The Chairman declared the public hearing open. Mr. J. L. Jimmerson of 317 South 11th appeared presenting a petition of protest, Mrs. Jimmerson, Mr. Vance Wallin of 330 South 11th, Mrs. Reichlin of 300 South 11th, and Mr. Arthur Barry and Mr. Hugo Cina both of 321 South 11th all appeared in protest. Mr. John J. Battistoni 2626 "F" Street, Bakersfield, California, the buyer of this property appeared in his own behalf. Ada Gardner, the Real Estate broker for the owner and the buyer, appeared and stated that the property owners immediately behind the property were not in protest. The Chairman declared the public hearing closed. Inasmuch as there are other public uses in this same area, Mr. Maini moved that U-24-60 be recommended for approval subject to the conditions:

1. That the building as shown on the plot plan conform to the required setbacks for this zone, specifically 10 feet in front, 20 feet in the rear, and 7½ feet on each side. This would necessitate a 75 foot wide lot.
2. The signing of an improvement agreement and filing of a bond sufficient in amount to cover the necessary off-site improvements.

Mr. Singleton seconded the motion and upon roll call the vote was as follows:

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

The Chairman declared the motion carried.

6. U-25-60
City of Las Vegas Girl Scout Building

The application of the City of Las Vegas for a Use-Permit to authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities on property legally described as commencing at the Northwest corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 36, Township 20 South, Range 61 East, thence south 88° 00' 00" east along the north line thereof a distance of 440 feet, thence south 2° 22' 30" west a distance of 50 feet to a point on the south Right of Way line of Stewart Avenue the true point of beginning, thence south 88° 00' 00" east along said south Right of Way line a distance of 111.70 feet, thence south 4° 04' 53" west a distance of 150.10 feet, thence south 88° 00' 00" west parallel with Stewart Avenue aforementioned a distance of 107.23 feet, thence north 2° 22' 30" east a distance of 150 feet to the true point of beginning, containing .377 acres more or less. Generally located on the south side of Stewart Avenue between 25th and 28th Streets, in Land Use Zone R-E. Mr. Saylor gave the staff report and recommended approval. The Chairman declared the public hearing open. Mr. Ed Hendricks appeared in behalf of the Girl Scouts. The Chairman declared the public hearing closed. Mr. Singleton introduced Resolution No. 304 recommending approval of the application of the City of Las Vegas for a Use-Permit to authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities on property

NEW BUSINESS: (CONT'D)

legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, generally located on the south side of Stewart Avenue between 25th and 28th Street, in Land Use Zone R-E, and moved its adoption, and further moved to recommend to the Board of City Commissioners that if at all possible, the property be increased 10 feet in depth to permit a greater setback. Mr. White seconded the motion and upon roll call the vote was as follows:

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

The Chairman declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 304 IS ON FILE IN DOCUMENT BOOK AS DOCUMENT NO. 308.)

ADJOURNMENT:

Upon motion duly made and seconded, this regular meeting of the Board of Zoning Adjustment adjourned at 9:00 P. M.



FRANKLIN J. BILLS
Secretary

INTER-OFFICE MEMORANDUM

U-25-60

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

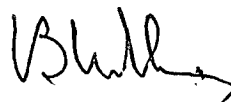
Use Permit U-25-60
City of Las Vegas*File*

COPIES TO:

Your memorandum of August 22, 1960, requested comments from the Engineering Department on the application of the City of Las Vegas for a use permit to authorize the Frontier Girl Scout Council to erect and maintain a building on Stewart Avenue west of Hadland Park, legally described as a portion of the Northwest One-quarter of the Southwest One-quarter of Section 36, Township 20 South, Range 61 East.

The installation of a septic tank on this property is not recommended. The cost of extending the sewer for the 500 feet required would almost equal the cost of placing this size septic tank in the parking area and then later having to connect the sewer system into a City line when such becomes available. Since the other off-site improvements have been installed on this site, it would not be unreasonable to request that the sewer line be installed.

It is also recommended that a fence or other means of directing traffic within the parking lot be constructed along the east edge of the parking lot for the full 150 foot depth of the lot.



V. B. Uehling
Deputy Director of Public Works

VBU:Jr

INTER-OFFICE MEMORANDUM

August 22, 1960

TO Planning Department	FROM: Las Vegas Fire Department
SUBJECT: U-25-60	COPIES TO:

The Fire Department has no objections to the granting of Use Permit U-25-60 for the authorization of the Frontier Girl Scout Council to erect and maintain a building for the purposes of conducting Girl Scout activities.

The above authorization is approved subject to the building conforming to all requirements of the Uniform Building Code of the City of Las Vegas.


C.D. Williams, Chief
Las Vegas Fire Department

W'c

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: August 22, 1960

TO: Building, Engineering and Fire Departments

FROM: Planning Department

SUBJECT: File No. U-25-60, Board of Zoning Adjustment Meeting August 25, 1960

Application has been submitted by: City of Las Vegas

for a Use-Permit/Variance to: authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities

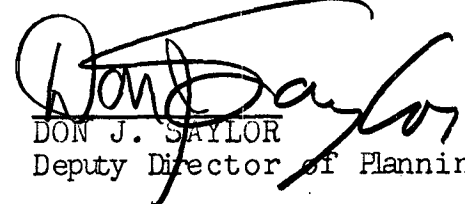
The property is located ~~at~~ on Stewart Avenue west of Hadland Park

in a land use zone: R-E
Legally described as: a portion of the Northwest Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 61 East, MDB&M.

Your remarks regarding this application prior to August 24, 1960, will be greatly appreciated.

DJS:

Plot plan submitted: yes x
no


DON J. SAYLOR
Deputy Director of Planning

No Objections
8/22/60
Ed.

August 16, 1960

Classified Section
Las Vegas Review-Journal
737 North Main Street
Las Vegas, Nevada

Gentlemen:

Please publish the attached NOTICE OF PUBLIC HEARING in your classified section on August 17, 1960, and furnish this office with an Affidavit of Publication.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:11

U-25-60

RESOLUTION NO. 304

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF THE CITY OF LAS VEGAS FOR A USE-PERMIT TO AUTHORIZE THE FRONTIER GIRL SCOUT COUNCIL TO ERECT AND MAINTAIN A BUILDING TO HOUSE GIRL SCOUT ACTIVITIES ON PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST. GENERALLY LOCATED ON THE SOUTH SIDE OF STEWART AVENUE BETWEEN 25TH AND 28TH STREETS, IN AN R-E ZONE.

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

WHEREAS this is an application to conduct a Quasi-public use, to wit: a building for the Girl Scouts, and

WHEREAS this property is surrounded by other public uses, to wit: the National Guard Armory and Hadland Park, and

WHEREAS it would appear that the proposed use would be compatible with surrounding uses, and

WHEREAS a plot plan has been submitted which has been made a part of the record,

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of the City of Las Vegas for a Use-Permit to authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities on property legally described as a portion of the Northwest corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 36, Township 20 South, Range 61 East, generally located on the south side of Stewart Avenue between 25th and 28th Streets, in an R-E zone be referred to the Board of City Commissioners with the recommendation that it be approved subject to the conformance to the plot plan.

The foregoing Resolution was introduced by Mr. Singleton who moved its adoption which motion was seconded by Mr. White and upon roll call the ayes and nays were as follows:

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

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

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, *City of Las Vegas*, the owner, respectfully petitions for a special Use Permit to: *authorize the Frontier Girl Scout Council to erect and maintain a building to house Girl Scout activities*

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

The property is situated at *on Stewart Avenue west of Godland Park* between and in Land Use Zone *R-F*

Said property is legally described as follows: *see legal description attached*

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

the use of property permitted under the deed restrictions:

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. We are

Telephone Number

[Signature]
Signature of Owner
City Manager, for City of L.V.
Mailing Address

Subscribed and sworn to before me this day of, 19.....

Notary Public

U-25-60

The prescribed filing fee of \$25.00 received by.....
Receipt No.....
Date Aug. 12, 1960
Filing fee waived.

12
50

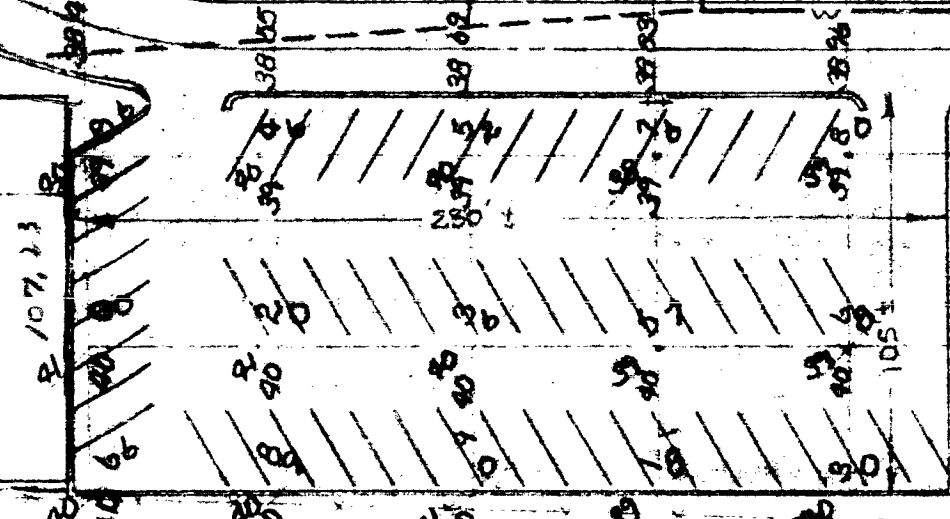
INSTALL 220' ±
4" WATER LINE
W/ QUICK COUPLER
& DRINKING FOUNT.

INSTALL 4' WOVEN WIRE FENCE

PLANT GRASS

SURV. E

150.10
150
111.70
Girl Scouts Admin Area
'371 acres



A.C. CURB

INSTA
WATER
QUICK

EX
4" WATER
APPROX. 1

EXIST Elev.
FIN. Elev.