

Planning & Development Department
Scanning Cover Sheet

Case No U-35-60

APN

Location 2301 E SAN FRANCISCO

Applicant NEVADA INDUSTRIAL COMMISSION

Subject

USE PERMIT TO CONSTRUCT A PUBLIC USE (A
SINGLE STORY MASONRY, BLOCK, AND PLASTER
OFFICE BUILDING) IN AN R-1 ZONE



MAYOR ORAN K. GRAGSON

COMMISSIONERS
PAUL J. CHRISTENSEN
GEORGE E. FRANKLIN
RON LURIE
HAL F. MORELLI

CITY ATTORNEY
CARL E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



October 26, 1973

Mr. Richard Baker
State Public Works Board
Carson City, Nevada

Re: U-35-60

Dear Mr. Baker:

At a regular meeting of the Board of Zoning Adjustment held October 25, 1973, consideration was given to the request of the NEVADA INDUSTRIAL COMMISSION to allow the expansion of their facility on property located at 2601 East Sahara Avenue in land use zones R-1 and R-2.

It was voted by the Board of Zoning Adjustment to APPROVE this request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.

Sincerely yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt

cc: City Clerk
Mr. C. Rose
Zick and Sharp Architects



CHAIRMAN PYES asked to hear from the applicant.

MR. B. BAUTISTA appeared representing Continental Golf and stated they wished to expand the amusement arcade.

CHAIRMAN PYES stated he thought there was a food concession there.

MR. BAUTISTA indicated there was not.

CHAIRMAN PYES asked if anyone else wished to be heard. There being no one, he asked the Board for a Motion.

MR. JENKINS made a Motion for APPROVAL of U-5-68, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.

Voting was as follows:

Mr. Jenkins - yes.
Mr. Reinhardt - yes.
Chairman Pyes - yes.

Motion for APPROVAL carried unanimously.

9. U-35-60

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW of the approved Use Permit of the NEVADA INDUSTRIAL COMMISSION to allow the expansion of their facility on property located at 2601 East Sahara Avenue in land use zones R-1 and R-2.

MR. FOSTER pointed out the area in question and stated this was in a residential zone. He stated the Use Permit for the Nevada Industrial Commission was approved in 1960 and pointed out the existing structure and the proposed addition on the plot plan. He stated this was in keeping with the Ordinance, and staff recommended approval.

CHAIRMAN PYES asked to hear from the applicant.

MR. RICHARD BAKER, State Public Works Board, appeared and stated he was representing the NIC. He stated they needed the additional space because the Commission has outgrown the existing space.

CHAIRMAN PYES asked where the funds would come from.

MR. ROSE of the Nevada Industrial Commission indicated it would be investment money.

MR. BAKER stated the design is complete and it will be a two-story structure in the rear with about 4' into the ground for a partial basement.

CHAIRMAN PYES asked if anyone else wished to be heard. There being no one, he asked the Board for a Motion.

MR. JENKINS made a Motion for APPROVAL of U-35-60, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City Departments.

Voting was as follows:

Mr. Jenkins - yes.
Mr. Reinhardt - yes.
Chairman Pyes - yes.

Motion for APPROVAL carried unanimously.

10. U-52-73 (HO)

APPROVED

Application of ARTHUR W. KNIGGE for a Home Occupation Permit to allow the operation of an off-premise lawn maintenance service from his residence on property legally described as Lot 1, Block 13, Richfield Village No. 3, and located at 3117 Piedmont Avenue between Richfield and Cabot Street in land use zone R-1.

MR. FOSTER pointed out the surrounding area and indicated this was southwest of Sahara. He indicated the applicant wished to conduct a lawn maintenance service operation at off-premise locations. He stated the questionnaire was answered favorably and indicated this would fall within the criteria of a Home Occupation. He stated in the future he proposes one or two other employees who would meet at the job site and no one would be coming to his residence. He stated the Board could either deny, approve, or hold this for a public hearing.

CHAIRMAN PYES asked to hear from the applicant.

MR. ART KNIGGE appeared and said he was the applicant. He stated he and his brother-in-law would be partners in this operation. He stated the only thing done in his home would be paper work and telephone and stated they would meet at the job site. He pointed out his brother-in-law and father-in-law had been in this business for several years. He stated he would keep his equipment in his pick-up truck and stated the large equipment would be stored at his father-in-law's home in Blue Diamond, Nevada. He indicated his brother-in-law lives in Henderson and he will keep the lawnmowers there.

CHAIRMAN PYES asked if anyone else wished to be heard. There being no one, he asked the Board for a Motion.

MR. JENKINS made a Motion for APPROVAL of U-52-73 (HO), subject to the following conditions:

1. There shall be no advertising of any type.
2. If a complaint is received regarding this request, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Jenkins - yes.
Mr. Reinhardt - yes.
Chairman Pyes - yes.

Motion for APPROVAL carried unanimously.

October 16, 1973

Mr. Gerald R. Strehlow
Zick and Sharp Architects, Inc.
2616 State Street
Las Vegas, Nevada 89109

Re: Addition to N.I.C. Building,
Las Vegas, Nevada

Dear Mr. Strehlow:

This office has received a copy of the plans relative to the addition to the Nevada Industrial Commission facility located at 2601 E. Sahara Avenue. The facility was constructed under an approved Use Permit application (U-35-60) and all additions or alterations must be reviewed by the Board of Zoning Adjustment.

Please be advised this matter will be reviewed by the Board of Zoning Adjustment at their next regularly scheduled meeting on October 25, 1973. This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board 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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

by: HAROLD P. FOSTER, DEPUTY DIRECTOR

DJS:HPF:kt



FROM THE OFFICES OF...

WALTER F. ZICK & HARRIS P. SHARP, ARCHITECTS-ENGINEERS, INC.

2616 STATE STREET, LAS VEGAS, NEVADA 89109

702 / 734-1464

October 5, 1973

Planning
City of Las Vegas ~~Building~~ Department
City Hall
400 East Stewart
Las Vegas, Nevada 89101

Re: Addition to N.I.C.
Las Vegas, Nevada

Gentlemen:

Transmitted herewith are one (1) complete set of plans, specifications and structural calculations for your review. Upon approval send confirmation to the State of Nevada Public Works Board with a copy to this office.

Sincerely,

WALTER F. ZICK & HARRIS P. SHARP, ARCHITECTS-ENGINEERS, INC.

Gerry

Gerald R. Strehlow
GRS/clm

Enclosures

cc: Mr. Richard S. Baker

September 29, 1961

**Nevada Industrial Commission
c/o Fick and Sharp
1806 South Main Street
Las Vegas, Nevada**

Gentlemen:

At the regular meeting of the Board of Zoning Adjustment held on September 26, 1961, consideration was given to your request for a proposed addition to the office building located on the north side of San Francisco Avenue, 300 feet east of Atlantic, in Land Use Zone R-1.

The Board of Zoning Adjustment voted unanimously to approve the proposed addition as presented by the Planning staff.

Very truly yours,

FRANKLIN S. DIEHL
Director of Planning

bah

2. Signing of an agreement to enter into an assessment district for the installation of street lights and alley paving.

Mr. White seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYES</u>
Hurley	None
Singleton	
White	
Maini	

The Chairman thereupon declared the motion carried.

2. U-35-61

Approved as amended

The application of NEVADA INDUSTRIAL COMMISSION to construct a single story office building generally located on the north side of San Francisco Street, 300 feet east of Atlantic, in land use zone R-1.

Mr. Saylor gave the staff report stating that this was a review of the plot plan and that this application had been approved several months ago and the building has been constructed. At this time, the applicant proposes to construct some additions to the building; therefore, the staff feels that the Board should review the plot plan. The staff recommends approval of this proposed addition to the building as shown on the plot plan. Mr. Walter Zick appeared in behalf of the applicant. No one appeared in protest.

Mr. White moved that the amended plot plan be approved. Mr. Maini seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>
Hurley	None
Singleton	
White	
Maini	

The Chairman thereupon declared the motion carried.

3. U-19-61

Approved as amended

The application of NELLIS BAPTIST CHURCH for a Use Permit to construct a church and classrooms on property generally located on the south side of East Owens between 21st and 22nd Streets.

Mr. Saylor gave the staff report and stated that this application had been previously recommended for approval by the Board and at this time it is being presented for a review of the plot plan due to a discrepancy in the legal description on the original application. The staff has no objections and recommends approval of the plot plan as amended to include the additional church property and to construct a block wall in accord with the City Fence Ordinance along the south property line within six months after the issuance of a building permit for the construction of the church.

Mr. Maini moved that the amended plot plan be approved to include the additional property and that the block wall be constructed along the south property line within six months after the issuance of a

F R O M T H E O F F I C E S O F . . .

WALTER ZICK & HARRIS SHARP, ARCHITECTS-ENGINEERS

1806 SOUTH MAIN STREET

POSTOFFICE BOX 1808

LAS VEGAS, NEVADA

PHONE DU 2-1860

September 18, 1961

Mr. George Charchallis
CITY HALL
400 Stewart
Las Vegas, Nevada

Re: ADDITION TO OFFICE BUILDING
NEVADA INDUSTRIAL COMMISSION

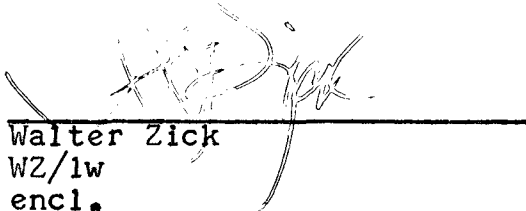
Dear Mr. Charchallis:

Transmitted herewith is a blueprint of Drawing P-1,
with regard to the discussion scheduled before the
Board of Appeals on September 28, above project.

We plan to be present at the hearing.

Very truly yours,

WALTER ZICK & HARRIS SHARP, ARCHITECTS-ENGINEERS



Walter Zick
WZ/lw
encl.



File
N-35-60

January 11, 1961

State Planning Board
State of Nevada
Carson City, Nevada

Gentlemen:

The Board of Commissioners of the City of Las Vegas recently approved a Use Permit for the construction of an office building for the State Industrial Commission on a site located on the north side of San Francisco Avenue just east of Atlantic Avenue.

The Commissioners and I are happy to see the continued expansion of State Government facilities in Southern Nevada. We feel that the dynamic growth of this area will continue to warrant more and more of these facilities. As you are aware, there already exists several structures housing different State functions in the Las Vegas area, but these various installations have been constructed on locations that are widely separated geographically.

For several years the City of Las Vegas has advocated the development of an over-all plan for the location of a State administrative office complex in the Las Vegas area, and the City's Comprehensive Master Plan approved by the Planning Commission and Board of City Commissioners last year suggests a general location for such a complex. As far as we can determine, it does not appear that your Board is giving any serious thought and consideration to this matter at this time. The City of Las Vegas feels that it would be advantageous not only to the efficiency of State functions, but also to the City if the various State functions were efficiently coordinated in near proximity to each other and in conformance to some over-all plan. Most importantly, we feel that the eventual realization of some plan of this type would enable the State functions to operate more efficiently in Southern Nevada, which would be a boon to the taxpayers of the City of Las Vegas who are, of course, taxpayers for the State of Nevada.

I would like at this time to reaffirm an offer by the City of Las Vegas for the services of our own Planning Department staff and Planning Commission to assist your Board in the development of a plan for the eventual relocation of State functions in Clark County.

Page 2

State Planning Board

January 11, 1961

In closing may I again say that the Board of City Commissioners is gratified to witness a continuing expansion of State offices and functions in our area.

Very truly yours,

ORAN K. GRAGSON
Mayor

ORG:DJB:scm

January
Ninth
1961

State Planning Board
Carson City, Nevada

Gentlemen:

At its last regular meeting, held January 4, 1961, the Board of City Commissioners of the City of Las Vegas gave consideration to the application of the Nevada Industrial Commission for a Use Permit (U-35-60) to construct a single story office building on the north side of San Francisco Street, 300 ft. east of Atlantic in Zones R-2 and R-1.

Upon motion duly made, seconded and carried, this application was approved, subject to the recommendation of the Board of City Commissioners that the State Planning Board give serious consideration to developing a State Building Complex in the City of Las Vegas so that all State Buildings may enjoy a common location.

Yours very truly,

GEORGE ULLOM
City Manager

~~GU/EMC/jg~~
cc: Planning Department



January
Sixth
1961

Nevada Industrial Commission
c/o Zick & Sharp
1806 South Main Street
Las Vegas, Nevada

Re: Use Permit (U-35-60)

Gentlemen:

At a Regular Meeting of the Board of City Commissioners, held January 4, 1961, consideration was given your application to construct a single story office building generally located on the north side of San Francisco Street 300 ft. east of Atlantic in Zones R-2 and R-1.

Upon motion made, seconded and carried, this Use Permit was approved on the basis that a public office building is suitable at this location, subject to the following conditions:

1. The installation of a fire hydrant on San Francisco at the access driveway.
2. Agreement to enter into an assessment district, when one is formed.
3. Conformance to the plot plan on file in the Planning Department.
4. The Board of City Commissioners recommend to the State Planning Board that serious consideration be given to developing a State building complex in Las Vegas so that all State buildings can enjoy a common location.



Yours very truly,

(Mrs.) Edwina M. Cole

EMC/jg
✓ cc: Planning Dept.

USE PERMIT (U-32-60)
Approved

APPLICATION OF G. AND C. KAOURIS to convert an existing duplex into two (2) doctor's offices, at 227 South 9th Street, in Zone R-4.

Planning Director Bills advised the Commission there had been no protests to this proposal and that the Board of Zoning Adjustment recommended approval on the basis this is a permitted use in the designated zone, subject to the following conditions:

1. Filing of a bond and signing of an Improvement Agreement for off-site improvements.
2. Conformance to the plot plan on file in the Planning Department, with the stipulation that the entire area from the rear of the house to the alley be surfaced with asphaltic concrete.

Planning Director Bills stated that the off-site improvements, in this case, would cover sidewalk on both 9th and Bridger.

Commissioner Sharp moved the application of G. and C. Kaouris for a Use Permit (U-32-60), be APPROVED, subject to all of the provisions as recommended by the Board of Zoning Adjustment.

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

USE PERMIT (U-33-60)
Approved

APPLICATION OF ELLEN O. ARTHUR to operate a Child Nursery (ranch home for boys) generally located on the west side of Nellis Blvd., south of Bonanza Road in Zone R-E.

The Planning Director stated there had been no protests to this proposed facility and the Board of Zoning Adjustment recommended approval on the basis that a child care facility for no more than twelve (12) children may be permitted in this zone, subject to the following conditions:

1. The installation of one-hour resistant fire protection as required by the Building Department.
2. Provisions of the Child Welfare Ordinance.

Commissioner Whipple moved the application of Ellen O. Arthur for a Use Permit (U-33-60), be APPROVED, subject to all of the provisions as recommended by the Board of Zoning Adjustment.

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

USE PERMIT (U-35-60)
Approved

APPLICATION OF NEVADA INDUSTRIAL COMMISSION to construct a single story office building generally located on the north side of San Francisco Street, 300 ft. east of Atlantic, in Zones R-2 and R-1.

Mr. Bills reported to the Commission there had been no protests for this proposed facility and the Board of Zoning Adjustment recommended approval on the basis that a public office building is suitable at this location, subject to the following conditions:

1. The installation of a fire hydrant on San Francisco at the access driveway.
2. Agreement to enter into an assessment district, when one is formed.
3. Conformance to the plot plan on file in the Planning Department.
4. That the Board of City Commissioners recommend to the State Planning Board that serious consideration be given to developing a State Building Complex in Las Vegas so all State Buildings may enjoy a common location.

Commissioner Fountain moved the application of the Nevada Industrial Commission for a Use Permit (U-35-60) be approved, subject to all of the conditions as recommended by the Board of Zoning Adjustment.

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

URBAN RENEWAL
RESOLUTION #23,
DOCUMENT #2

Adopted

The following resolution was read by City Attorney Whitmore:

"A RESOLUTION OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS APPROVING RENTS FOR PROPERTIES ACQUIRED IN THE MADISON SCHOOL URBAN RENEWAL PROJECT, NEV-R-6.

"WHEREAS, on June 29, 1960 the Board of City Commissioners of the City of Las Vegas approved an Urban Renewal Plan for the Madison School Urban Renewal Project; and

"WHEREAS, on November 2, 1960, the Board of City Commissioners of the City of Las Vegas approved the Loan and Grant Contract for the Madison School Urban Renewal Project; and

"WHEREAS, the Urban Renewal Plan and Loan and Grant Contract, as approved by the Board of City Commissioners, require that the City of Las Vegas acquire certain parcels of land in the Madison School Urban Renewal Project; and'

" WHEREAS, after acquisition of such properties it will be necessary for the City of Las Vegas to rent such properties until the occupants are relocated into decent, safe and sanitary housing; and

"WHEREAS, the Housing and Home Finance Agency permits the City of Las Vegas to allow free rent after acquisition of each individual parcel not to exceed 30 days for tenant-occupied properties and 60 days for owner-occupied properties; and

"WHEREAS, the provision of free rent for properties will facilitate the acquisition of the subject properties; and

"WHEREAS, the two Acquisition Appraisals of the Madison School Urban Renewal Project provide recommendations for rents for each individual parcel:

"NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Las Vegas, at a Regular Meeting

12/27/60

U-35-60

6. TRUSTED WORK

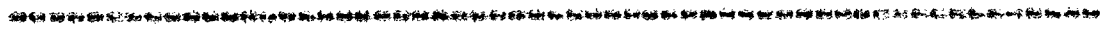
Nevada Industrial Commission for a use permit to construct a public use (a single story masonry, block and plaster office building) Generally located on the north side of San Francisco and 7th East of Atlantic Street in San Francisco, in an old zone.

January 10, 1961

December 27, 1960

approved

W. S. O'NEILL



1. The installation of a fire hydrant on San Francisco at the above driveway.
2. Agreement to enter into an assessment district for lights when the district is formed.
3. Compliance to the plot plan.

The action included agreement by the Board of City Commissioners that it recommend to the State that it give serious consideration to developing a complex here.

Nevada Industrial Commission
c/o Walter Dick & Harris Sharp
Architects-Engineers
1206 North Main Street
Las Vegas, Nevada

NEW BUSINESS: (CONT'D)

6. U-35-60

Nevada Industrial Commission for a Use Permit to construct a public use (a single story Masonry, block and plaster office building) on property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 1, Township 21 South, Range 61 East, MDB&M. Generally located on the north side of San Francisco and 300 feet east of Atlantic Street at 2301 East San Francisco in an R-1 zone.

Mr. Saylor gave the staff report and stated that the staff recommends approval subject to:

1. The installation of a fire hydrant on San Francisco at the access driveway.
2. Agreement to enter into assessment district for lights when district is formed.
3. Conformance to the plot plan.

He stated, however, that in the future years the State should give serious consideration to developing an area in this City devoted entirely to State buildings. It was suggested that the Board of Zoning Adjustment suggest to the City Commission that that body recommend to the State that it give serious consideration to developing a complex here. The Chairman declared the public hearing open. No one appeared in protest or approval. The Chairman declared the public hearing closed.

Mr. White moved that the Board of Zoning Adjustment recommend to the Board of City Commissioners that U-35-60 be approved subject to the installation of a fire hydrant on San Francisco at the access driveway; agreement to enter into an assessment district for lights when the district is formed; and conformance to the plot plan. His motion also included suggesting to the City Commission members that they recommend to the State that it give serious consideration to developing a complex here. Mr. Singleton seconded the motion and upon roll call the vote was as follows:

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

The Chairman declared the motion carried.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the Board of Zoning Adjustment adjourned at 8:56 P. M.



FRANKLIN J. BILLS
Secretary

*File
W-35-60.*

GRANT SAWYER
GOVERNOR

STATE OF NEVADA

C. A. HECKETHORN
CHAIRMAN

NEVADA INDUSTRIAL COMMISSION

T. L. HUTCHINGS
COMMISSIONER REPRESENTING LABOR
W. G. EMMINGER
COMMISSIONER REPRESENTING INDUSTRY



ADDRESS ALL CORRESPONDENCE TO
NEVADA INDUSTRIAL COMMISSION

REPLY TO

Carson City, Nevada
December 22, 1960

Mr. Richard Sauer
Director, Public Works
City of Las Vegas
Las Vegas, Nevada

AIR MAIL

Dear Dick:

The Nevada Industrial Commission recognizes the fact that San Francisco Boulevard, in its final design, will carry service roads and street lights, in addition to new paving in front of our Las Vegas Office Building. This is to acknowledge our responsibility for those improvements along our frontage. Although the engineering is presently incomplete, we will take the necessary steps to install the improvements at our expense when the street designs are finalized and the City of Las Vegas wishes to request the installation of same.

Will you kindly fulfill this request at your earliest convenience so that there will be no delays in issuing the Building Permit.

Yours truly,

C. A. Heckethorn
Chairman

CAH:ed
cc: Zick & Sharp, Architects



INTER-OFFICE MEMORANDUM

December 14, 1960

(file U-35-60)

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

Use Permit U-35-60 *File*
Nevada Industrial Commission

COPIES TO:

Your memorandum of December 9 requested comments from the Engineering Department on the application of Nevada Industrial Commission for a use permit to construct an office building on East San Francisco Avenue, legally described as the Southeast One-quarter (SE $\frac{1}{4}$) of the Southwest One-quarter (SW $\frac{1}{4}$) of Section 1, Township 21 South, Range 61 East, M. D. B. & M.

This building located on the north side of San Francisco Avenue will be fronting on proposed improvements which are to be constructed under development of State Highway system. The right of way for 75 feet north of the section line has been dedicated. The only available practical sewer connection would be into the County Sanitation District, which has an existing line along the south side of San Francisco Avenue. It would be necessary for the owner to obtain permission to connect into the sewer from the Board of City Commissioners. In the event that the City extends the main trunk line on San Francisco Avenue, this property owner would be required to connect into the City sewer system.

The applicant will be required to enter into an agreement to join an assessment district for installation of the street lighting when proposed.

V. B. Uehling
V. B. Uehling

Deputy Director of Public Works

VBU:Jr



INTER-OFFICE MEMORANDUM

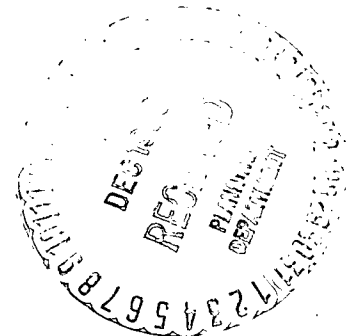
December 14, 1960

<p>TO</p> <p>Planning Department</p>	<p>FROM:</p> <p>Fire Department</p>
<p>SUBJECT:</p> <p>U-35-60</p>	<p>COPIES TO:</p>

Inasmuch as there is no fire protection existing in this location at this time, it is the recommendation of the undersigned that a standard hydrant installation be installed at the intersection of the access driveway and San Francisco Boulevard in front of this building.

The building must also necessarily comply with all the requirements of the Building Code.

C.D. Williams
C.D. Williams, Chief
Las Vegas Fire Department



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: December 9, 1960

TO: Building Department, Engineering, and Fire

FROM: Planning Department

SUBJECT: File No. U-35-60, Board of Zoning Adjustment Meeting 12-22-60.

Application has been submitted by: Nevada Industrial Commission

for a Use-Permit/Variance to: construct a public use (a single story masonry, block and plaster office building)

The property is located at: 2301 East San Francisco

in a land use zone:

Legally described as:

R-1

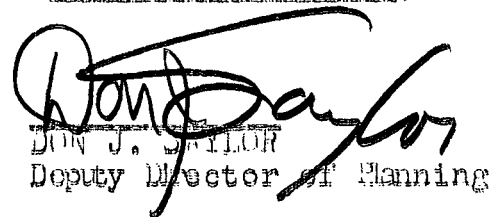
the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 61 East, MDB&M.

12/9/60
No Comment
A. H. Ingle

Your remarks regarding this application prior to 12-16-60 will be greatly appreciated.

DJS: 11

Plot plan submitted: yes x
no


DON J. SAYLOR
Deputy Director of Planning

December 9, 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 December 12, 1960, and furnish this office with an Affidavit of Publication.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB :11

U-35-60

December 9, 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 December 12, 1960, and furnish this office with an Affidavit of Publication.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB :11

✓ U-35-60

NOTICE OF PUBLIC HEARING

December 22, 1960

December 9, 1960

Notice is hereby given that on December 22, 1960 at 7:30 P. M. in the Council Chambers of City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

NEVADA INDUSTRIAL COMMISSION FOR A USE PERMIT TO CONSTRUCT
A PUBLIC USE (A SINGLE STORY MASONRY, BLOCK AND PLASTER
OFFICE BUILDING) ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH-
EAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, NDB&M.
GENERALLY LOCATED ON THE NORTH SIDE OF SAN FRANCISCO AND
300 FEET EAST OF ATLANTIC STREET AT 2301 EAST SAN FRANCISCO,
IN AN R-1 ZONE.

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-35-60

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,..... NEVADA INDUSTRIAL COMMISSION....., the

owner, respectfully petitions for a special Use Permit to:..... Construct a Public
US (a single story masonry, block and plaster office building).....

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

The property is situated at..... 2301 East San Francisco.....
between..... Atlantic..... and..... Mc Leod..... in Land Use Zone..... R-1

Said property is legally described as follows:.....
SE 1/4, SW 1/4, SE 1/4, SW 1/4, Sec. 1, T.21S R61E, MDB&M
Clark County, Nevada

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 Agent 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.

By: [Signature] Signature of Owner's Agent
1806 South Main Street
Las Vegas, Nevada
Mailing Address

DU 2-1860 Telephone Number
WALTER ZICK & HARRIS SHARP ARCHITECTS-ENGINEERS



Subscribed and sworn to before me this 9th day of December, 1960

[Signature] Notary Public
My Commission Expires Aug. 11, 1962

\$50.00
The prescribed filing fee of \$50.00 received by [Signature]
Receipt No. 5022
Date 12-9-60