

Planning & Development Department
Scanning Cover Sheet

Case No U-41-62

APN

Location NORTH SIDE OF SAN FRANCISCO
BTWN EASTERN AVE & ATLANTIC ST

Applicant FEDERATED EMPLOYERS OF NEVADA INC

Subject

USE PERMIT TO CONSTRUCT AND OPERATE A QUASI-
PUBLIC USE, TO WIT: AN OFFICE BUILDING FOR
THE FEDERATED EMPLOYERS INC IN AN R-1 AND R-2
ZONE



October 11, 1962

Mr. J. A. Tiberti, President
Federated Employers of Nevada, Inc.
P. O. Box 2867
Las Vegas, Nevada

Dear Mr. Tiberti:

At the special meeting of the Board of Zoning Adjustment held on October 9, 1962, consideration was given to your request for a Use Permit to construct and operate a quasi-public use, to wit: An office building for the Federated Employers, Inc. on property generally located on the north side of San Francisco between Eastern Avenue and Atlantic Street, in land use zone R-1 and R-2.

It was voted by the Board of Zoning Adjustment to refer this item to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Conformance to plot plan.
2. Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
3. Landscape front yard area.

This item will be heard by the Board of City Commissioners on October 10, 1962 at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:mfr

U-41-62

October
Eleventh
1962

Federated Employers of Nevada, Inc.
115 South Main Street
Las Vegas, Nevada

Re: Use Permit - U-41-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held October 10, 1962, consideration was given your application to construct and operate a quasi-public use - to wit: an office building for the Federated Employers - on property generally located on the north side of San Francisco between Eastern and Atlantic.

Upon motion duly made, seconded and carried this application was approved subject to the following conditions:

1. Conformance to plot plan.
2. Installation of off-site improvements.
3. Landscape front yard area.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning

100-100000
100-100000
100-100000

MEMORANDUM FOR THE RECORD
SUBJECT: [Illegible]

DATE: [Illegible]

TO: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]



Commissioner Whipple: If this Special Use Permit is for a cocktail lounge and liquor store, I will make motion to deny. I understand you can put in a restaurant in C-2 zone without coming before this Board.

The Director of Planning verified that the property is located in a C-2 zone, and the City Attorney verified that under the new Zoning Ordinance, it is not necessary in a C-2 zone to secure a special use permit for a restaurant installation; whereupon, Mr. Manzonie withdrew the application of Parkchester Estates, Inc. for use permit (U-40-62) to operate a cocktail lounge, package liquor store, restaurant, and office for hotel of fifty(50) or more rooms on property generally located on the east side of 15th Street, between Fremont Street and Ogden Avenue.

USE PERMIT
U-41-62

Approved subject
to conditions
listed.

USE PERMIT (U-41-62) - APPLICATION OF FEDERATED EMPLOYERS OF NEVADA, INC. to construct and operate a quasi-public use - to wit: an office building for the Federated Employers, on property generally located on the north side of San Francisco between Eastern and Atlantic Street, in Land Use Zone R-1 and R-2, legally described as follows:

The north 470 feet of the south 545 feet of the east 158 feet of the west 670 feet of the Southwest Quarter (SW-1/4) of Section 1, Township 21 South, Range 61 East, MDB&M.

Director of Planning, Franklin J. Bills, advised that there were no protests at the Public Hearing and the Board of Zoning Adjustment recommended approval subject to conformance to plot plan, installation of offsite improvements, and landscaping of front yard area.

Commissioner Levy moved that application of Federated Employers of Nevada, Inc. (U-41-62) be APPROVED, subject to the following conditions:

1. Conformance to plot plan.
2. Installation of offsite improvements.
3. Landscape front yard area.

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

VARIANCE
V-26-62

Approved

VARIANCE (V-26-62) - APPLICATION OF CHARMICOR, INC. to construct twenty (20) apartment units on a parcel of land 100 x 140 in Land Use Zone R-4, generally located on the southeast corner of "F" Street and Van Buren Avenue, legally described as follows:

Lots 11 and 12, Block 11, H.F.M. & M. Addition.

Director of Planning, Franklin J. Bills, advised that R-4 zoning only permits 16 apartment units and applicant requested permission for 20 units. Mr. Bills stated that the parcel of land is almost a part of a commercial zone, and since there were no protests at the Public Hearing, the Board of Zoning Adjustment recommended approval.

INTER-OFFICE MEMORANDUM

5 October 1962

TO: Planning Dept.

FROM: V. B. Uehling

SUBJECT: Use Permit U-41-62, Federated Employers of Nevada, Inc.

COPIES TO: U-41-62
File

Your memorandum of September 28 requested comments from the Engineering Dept. on the application of the Federated Employers of Nevada, Inc. for a use permit to construct and operate an office building for the Federated Employers, Inc. on property located on the north side of San Francisco between Eastern Ave. and Atlantic St. The following comments are made in connection with this application.

Attached are the original and four copies of an offsite improvement agreement covering the installation of sewer service. The requirement for other offsite improvements are covered by agreement dated January 29, 1962, between the Federated Employers of Nevada and the City, to cover installation of street lighting and sidewalks. It will be required that a bond be posted in the amount of \$4,267 to insure the installation of offsite improvements.

V. B. Uehling
V. B. Uehling
Deputy Director of Public Works

VBU:pb

INTER-OFFICE MEMORANDUM

October 2, 1962

TO:

Don Saylor, Assistant
Director of Planning

FROM:

O.K. McFarland, Batt.Chief
Fire Prevention Bureau

SUBJECT:

U-41-62 Federated Employers of Nev., Inc.
north side of San Francisco between
Eastern and Atlantic

COPIES TO:

see comments

This department has no objections to the granting of the use permit to Federated Employers of Nevada, Inc., provided however, that all construction with the Uniform Building Code.

It is recommended by this department that a fire hydrant be installed in the immediate vicinity of this structure.

*O.K. McFarland*O.K. McFarland, Batt.Chief
Fire Prevention Bureau

NOTICE OF PUBLIC HEARING


October 9, 1962

October 1, 1962

Notice is hereby given that on October 9, 1962, at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-41-62 FEDERATED EMPLOYERS OF NEVADA, INC. FOR A USE PERMIT TO CONSTRUCT AND OPERATE A QUASI-PUBLIC USE, TO WIT: AN OFFICE BUILDING FOR THE FEDERATED EMPLOYERS, INC. ON PROPERTY LEGALLY DESCRIBED AS THE NORTH 470 FEET OF THE SOUTH 545 FEET OF THE EAST 158 FEET OF THE WEST 670 FEET OF THE SOUTH-WEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M AND GENERALLY LOCATED ON THE NORTH SIDE OF SAN FRANCISCO BETWEEN EASTERN AVENUE AND ATLANTIC STREET, IN LAND USE ZONE R-1 AND R-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

FJB:mfr

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: September 28, 1962

TO: **Engineering, Building, and Fire Departments**

FROM: **Planning Department**

SUBJECT: File No. U-41-62, Board of Zoning Adjustment Meeting **Special** Oct. 9, 1962

Application has been submitted by: **FEDERATED EMPLOYERS OF NEVADA, INC.**

for a Use Permit ~~Valid~~ to: **construct and operate a quasi-public use, to wit:
An Office Building for the Federated Employers, Inc.**

The property is located at: **on the north side of San Francisco between Eastern Avenue
and Atlantic Street in land use zone R-1 and R-2.**

in Land Use Zone: **R-1 and R-2.**

Legally described as: **the north 470 feet of the south 545 feet of the east 160 feet of
the west 828 feet of the southwest quarter (SW 1/4) of Section 1, Township 21 South,
Range 61 East, MDB&M**

Your remarks regarding this application prior to October 4, 1962
will be greatly appreciated.

Plot plan submitted: **yes**
///b///

D. Saylor
DON J. SAYLOR
Assistant Director
of Planning

No comment
H. T. Elder
Bldg Dept.

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Federated Employers of Nevada, Inc., the owner, respectfully petitions for a special Use Permit to construct and operate a quasi-public use, to wit: an office building for the Federated Employers, Inc.

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

The property is situated at the north side of E. San Francisco between East of Eastern Avenue and In Land Use Zone R-1 & R-

Said property is legally described as follows: ... attached

the following described real property in the State of Nevada, County of Clark: A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Southwest One-Quarter of the Southwest One-Quarter of Section 1, Township 21 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to wit: COMMENCING at the Southwest corner of the Southwest One-Quarter of the Southwest One-Quarter of Section 1, Township 21 South, Range 61 East, M.D.B. & M., thence North 0° 32' 30" West along the West line of said Section 1 a distance of 75 feet, thence South 89° 33' 18" East along the North line of East San Francisco Ave., as extended, a distance of 512.64 feet to the Southeast corner of that certain parcel conveyed to the Las Vegas Shrine Club more particularly described by Document # 271100 of Official Records, recorded Jan. 4, 1962., in the office of the County Recorder of Clark County, Nevada, said point also being the true Point of Beginning, thence North 0° 26' 42" West along the East line of the Shrine Club property aforementioned a distance of 470.68 feet to the Northeast corner thereof, thence south 89° 27' 30" East a distance of 158.52 feet, thence South 0° 19' 52" East a distance of 470.40 feet to a point on the North right of way line of East San Francisco Ave., thence North 89° 33' 18" West along said North right of way line a distance of 157.58 feet to the True Point of Beginning, containing 1.707 acres more or less.

(We)

I, the undersigned, being duly sworn, depose and say that (we are), (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.

(Signed in Ink)

* A. Tubert Signature of Owner PRESIDENT. P.O. Box 2867 Mailing Address Du 21661 Phone No.

Subscribed and sworn to before me this 26th day of September, 1962.

* Martha Jolley Notary Public

MY COMMISSION EXPIRES MAY 22, 1963
My commission expires



.....
: Planning Department Use Only
: Filing Fee \$.50.....
: Received by... W.S......
: Date. 9/25/62.....
: Receipt No. 50488.....
: Case No. 21-41-62.....
: 9/28/62

✓ Las Vegas School District
315 So. 4th Street

✓ John Deluca Italian Social Club
% Al Bossi - Traffic Engineer - City Hall

✓ City of Las Vegas
(City Manager)

✓ H. C. Merigan
Ray M. and Herma Ledford
% Ray M. Ledford
2881 Fourth Street
San Diego, California

✓ Paul Wood Ross
Douglas Garland
Gladys Martis
Trustees for the Culinary Workers Union Local #226
Box 1418
Las Vegas, Nevada

✓ Masonic Temple (Shrine Club)
215 South Third Street
Las Vegas, Nevada

✓ Federated Employers of Nevada, Inc.
J. A. Tiberti, President
P.O. Box 2867
Las Vegas, Nevada