

**Planning & Development Department
Scanning Cover Sheet**

Case No U-47-62

APN

Location SEC W WASHINGTON & FAIRWAY DR

Applicant JOSEPH K LANE

Subject

USE PERMIT TO OPERATE A SALES OFFICE IN A
CONVERTED GARAGE OF A MODEL HOME IN A SUB-
DIVISION OF 50 UNITS AS LANE REALTY UNTIL
ALL UNITS INCLUDING THE MODEL ARE SOLD IN
AN R-1 ZONE



CHARLESTON ESTA

BEING A PORTION OF THE S.W. 1/4, SECTION 30, T.20S., R.10E.,
STATE OF MISSISSIPPI

SCHOOL PROPERTY - NOT A PART OF THIS SUBDIVISION

COOP - 1000' CONFORMS
OF SECTION 30

1/4 IS CORNER OF
SECTION 30, T.20S., R.10E.,
S.1010, N.1010

SCALE: 1" = 60'

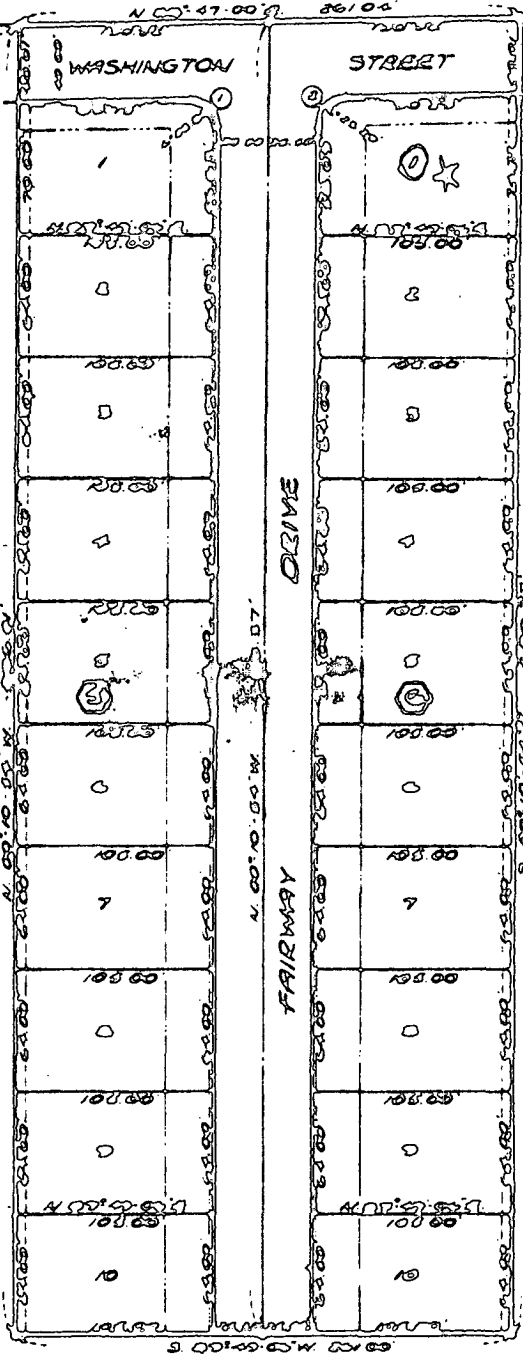
CURVE DATA

NO.	R	Δ	L	P	Δ
1	10.00	72°52'00"	111.72	10.00	72.52
2	10.00	72°52'00"	111.72	10.00	72.52

LEGEND

- Acct. Cont. Cont. Line - 80.00'
- Sect. Cont. Cont. Line - 10.00'
- Utility Occurrence
- Utility Occurrence
- Cont. Monument Set
- Cont. Monument Point
- Lot Number
- Block Number
- Curve Number

CHURCH SITE - NOT A PART OF THIS SUBDIVISION



UNDEVELOPED - NOT A PART OF THIS SUBDIVISION

FUTURE DEVELOPMENT
NOT A PART OF THIS SUBDIVISION

80

**Planning Department
400 Stewart Street**

December 28, 1962

**Mr. Joseph K. Lane
5309 Easy Place
Las Vegas, Nevada**

Dear Mr. Lane,

At the regular meeting of the Board of Zoning Adjustment held on December 27, 1962, consideration was given to your request for a Use Permit to operate a sales office in a converted garage of a model home in a subdivision of 50 units as Lane Realty until all units, including the model are sold, on property generally located on the southeast corner of West Washington and Fairway Drive, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

- 1. Time limitation of one year, or until all units are sold, whichever is sooner.**
- 2. Restricted to selling of homes in Golf Estates only.**

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten day period.

Yours truly,

**Don J. Saylor
Director of Planning**

DJS:eb

U-47-62

south side of Charleston Boulevard between Highland Drive and Desert Lane, in land use zone C-1 be held in abeyance until such time as the zoning is proper. Mr. White seconded the motion and the vote was carried unanimously.

2. V-31-62
Abeyance

Application of TERRENCE and MARIA HULSEBUS for a Variance to divide a property into two parcels with approximately 11,500 square feet each, to reduce required setbacks to 40 foot front and 30 foot rear on property legally described as the north 125 feet of Lot 2 and the north 60.33 feet of the east 80.50 feet and the south 64.67 feet of the north 125 feet of the east 6.5 feet of Lot 1, all in Block 1, Artesian Heights and generally located on the south side of Del Rey between Arville Drive and Vista Drive, in land use zone R-E.

Mr. Saylor gave the staff report reviewing the history of this application. Staff had previously recommended approval due to the following circumstances. The odd shaped parcel does not have the depth to build a dwelling characteristic to R-E zoning and to conform to the city ordinance; if one dwelling were constructed, there would be a portion of the parcel which could not be utilized because of its odd shape; if the property had remained in the county, in all probability the request would have been approved; and lastly, if the request is approved, an old sub-standard building will be razed.

Helen Cory Smith appeared stating her approval to this application.

Mr. Hulsebus appeared in his own behalf.

After discussion, Mr. Gilday moved that the application of TERRENCE and MARIA HULSEBUS for a Variance to divide a property into two parcels with approximately 11,500 square feet each, to reduce required setbacks to 40 foot front and 30 foot rear on property generally located on the south side of Del Rey between Arville Drive and Vista Drive, in land use zone R-E be held in abeyance pending the action of the Planning Commission and the Board of City Commissioners on subject's application for rezoning from R-E to R-D, and if such application is approved, this application for a Variance will be withdrawn. Mr. White seconded the motion and the vote was carried unanimously by the Board.

NEW BUSINESS:

Public Hearings

3. U-47-62
Approved

Application of JOSEPH K. LANE for a Use Permit to operate a sales office in a converted garage of a model home in a

subdivision of 50 units as Lane Realty, until all units, including the model, are sold on property legally described as lot 1 Block 6, Charleston Estates Unit No. 3, and generally located on the southeast corner of West Washington and Fairway Drive, in land use zone R-1.

Mr. Saylor gave the staff report stating staff recommends approval, restricting the time limit to one year or until all units are sold, whichever is sooner, and should be restricted to this subdivision of Golf Estates.

The Chairman declared the public hearing open.

Mr. Lane appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of JOSEPH K. LANE for a Use Permit to operate a sales office in a converted garage of a model home in a subdivision of 50 units as Lane Realty, until all units, including the model, are sold on property generally located on the southeast corner of West Washington and Fairway Drive, in land use zone R-1, be approved subject to the following:

1. Time limitation of one year, or until all units are sold, whichever is sooner.
2. Restricted to selling of homes in Golf Estates.

Mr. Hoggard seconded the motion and the vote was carried unanimously by the Board.

4. U-48-62
Approved

Application of BOYD LANG for a Use Permit to construct a service station on property legally described as the north 190 feet of the east 220 feet of Section 25, T20S, R60E, MDB&M, and generally located on the southwest corner of Decatur Boulevard and Vegas Drive, in land use zone C-1

Mr. Saylor gave the staff report stating useage is in conformance to the ordinance. Staff recommends approval, subject to the recommendation of the Public Works Dept. and in accord to the plot plan.

The Chairman declared the public hearing open.

Mr. Lang appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of BOYD LANG for a Use Permit to construct a service station on property generally located on the southwest corner of Decatur and Vegas Drive, in land use zone C-1, be approved subject to the following:

1. In accord with the plot plan.
2. Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.

Mr. White seconded the motion and upon roll call the vote was carried unanimously by the Board.

INTER-OFFICE MEMORANDUM

Dec. 17, 1962

TO:

Planning Department

FROM:

Director of Public Works

SUBJECT:

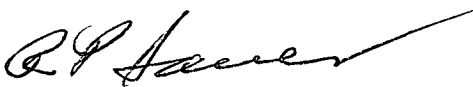
Use Permit U-47-62
(Joseph K. Lane)

COPIES TO:

Your memorandum of November 30, requested comments from the Engineering Department on the application of Joseph K. Lane for Use Permit to operate a sales office in a converted garage in a model home at 820 Fairway Drive.

All of the offsite improvements are covered under the subdivision agreement. There are no further requirements by the Engineering Department.

RPS:jf



R. P. Sauer
Director of Public Works

NOTICE OF PUBLIC HEARING

December 27, 1962

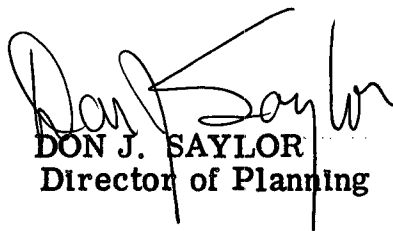
December 12, 1962

Notice is hereby given that on December 27, 1962, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-47-62

JOSEPH K. LANE FOR A USE PERMIT TO OPERATE A SALES OFFICE IN A CONVERTED GARAGE OF A MODEL HOME IN A SUBDIVISION OF 50 UNITS AS LANE REALTY, UNTIL ALL UNITS INCLUDING THE MODEL, ARE SOLD ON PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 6, CHARLESTON ESTATES UNIT NO. 3, AND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF WEST WASHINGTON AND FAIRWAY DRIVE, IN LAND USE ZONE R-1.

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.


DON J. SAYLOR
Director of Planning

DJS:eb

December 7, 1962

INTER-OFFICE MEMORANDUM

TO: Don J. Saylor, Assistant Director of Planning	FROM: Fire Prevention
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SUBJECT:

U-47-62

COPIES TO:

This department has no objections to granting a use permit to Joseph K. Lane to operate a sales office in a converted garage of a model home in a subdivision of 50 units, as Lane Realty until all units, including the model are sold, at 820 Fairway Drive on West Washington between Algiers and Decatur Blvd., providing it meets with the Uniform Building Code.


Donald F. Southwick,
Inspector
Fire Prevention Bureau

DFS/b

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: November 30, 1962

TO: Building Dept., Engineering Dept. & Fire Dept.

FROM: Planning Department

SUBJECT: File No. U-47-62, Board of Zoning Adjustment Meeting Dec. 27, 1962

Application has been submitted by: Joseph K. Lane, 5309 East Place, Las Vegas, Nev

for a Use Permit/~~Variance to~~ to: Operate a sales office in a converted garage of a model home, in a subdivision of 50 units, as Lane Realty until all units, including the model are sold.

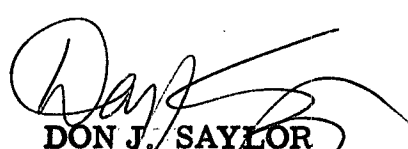
The property is located at: 820 Fairway Drive on ^{West} Washington between Algiers and Decatur Blvd.

In Land Use Zone: R-1

Legally described as: Lot 1, Block 6, Charleston Estates Unit No. 3

Your remarks regarding this application prior to December 24, 1962 will be greatly appreciated.

Plot plan submitted: yes
eb no


DON J. SAYLOR
Assistant Director
of Planning

No comment
H-T. Elder
Buildg. Dept.

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Joseph H. K. Lane, the

~~owner~~^{USER}, respectfully petitions for a special Use Permit to operate sales
office in converted garage of model home in sub-division of 50 units
as LANE REALTY until all units, including the model are sold.
The nearest occupied residences are in Twin Lakes app. 1/4 mi distance.

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

The property is situated at 820 Fairway Drive on W. Washington
between Algiers (Twin Lakes) and Decatur Blvd in Land Use Zone
R-1. Said property is legally described as follows: Lot 1 Block 6
Charleston Estates EA-3 generally located on the
SE corner W. Washington and Fairway Drive.

TO ACCOMPANY THIS APPLICATION:

1. Five (5) 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.
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

I, (We) the undersigned, being duly sworn, depose and say that (we are), (I am) the ~~owner~~^{USER} (owners) of the property involved in this application; that the information, all plans and drawings attached hereto and all statements contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

Joseph H. Lane 5309 Easy Drive 878-1368
Signature of Owner ~~USER~~ Mailing Address Phone No.

Subscribed and sworn to before me this 20th day of November, 1962
Lillian M. Lockland 9/10/65
Notary Public My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00
Receipt No. 50530
Case No. U-47-62
12/27/62

Received by MS
Date 11/23/62

1 13 5 PT NW4 SE4 30 20 61 298500
1 13 5 PEPPE HAROLD O / VERA L ET AL
1 13 5 Y FERRARA REALTY
2419 LAS VEGAS BLVD SO
LAS VEGAS NEVADA

1 13 12 PT NE4 SW4 30 20 61 47000
1 13 12 BISHOP OF NEVADA
1 13 12 YWILLIAM G WRIGHT
P O BOX 1590
RENO NEVADA

U-47-62

V-47-62

Lane

1-13-5 Harold O. Pepple Co Ferrara Realty
2419 L.V. Blvd So. L.V.

1-13-12 Episcopal Bishop of Nevada
Co Wm G Wright P O Box 1590 Reno

E. A. Becker

City of L.V.