

**Planning & Development Department
Scanning Cover Sheet**

Case No U-4-63

APN

Location NEC LEWIS ST & MARYLAND PKWY

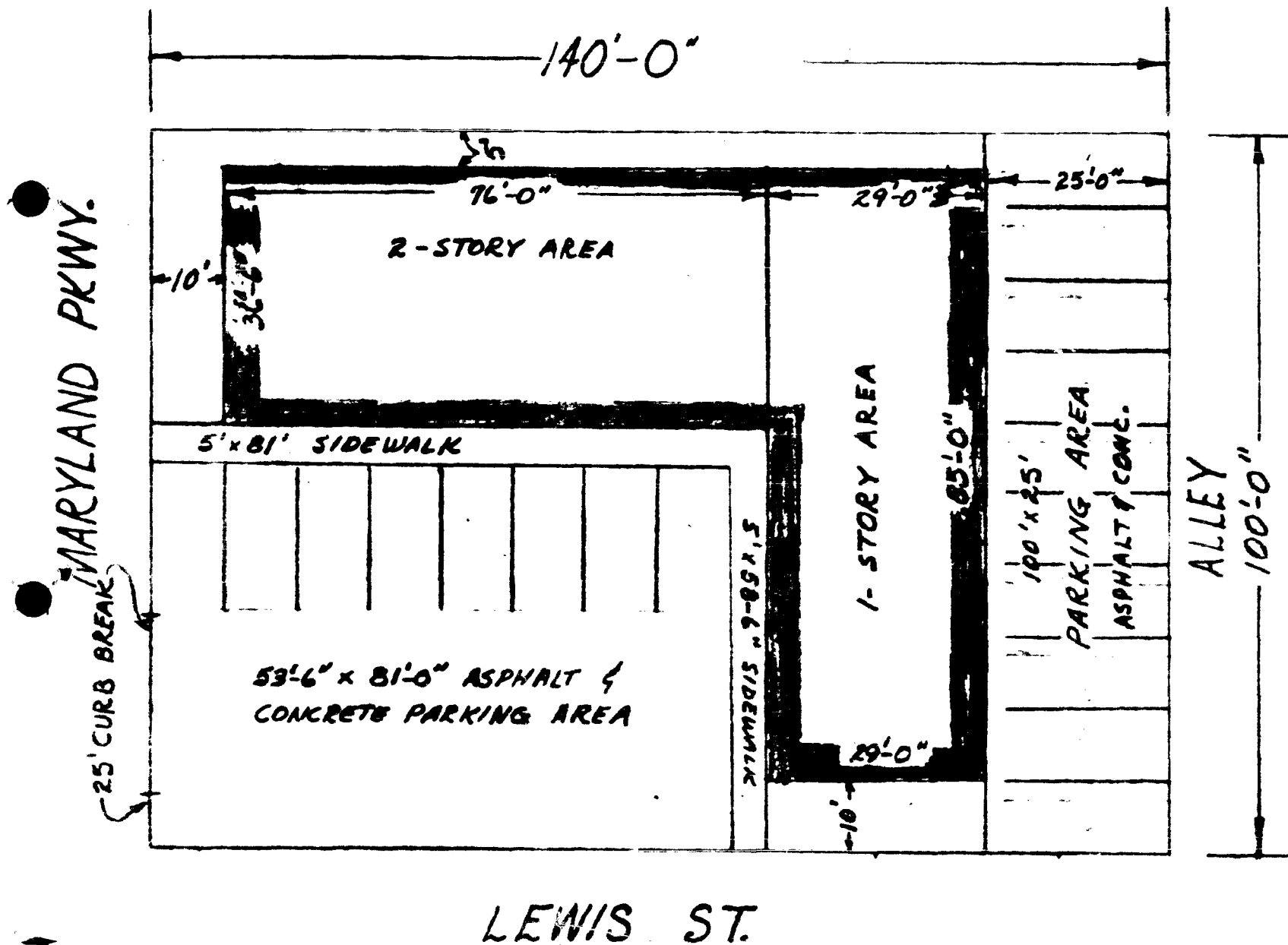
Applicant HARLEY E HARMON

Subject

USE PERMIT TO ALLOW THE PROPERTY TO BE USED
TO CONSTRUCT A BUILDING TO HOUSE THE OFFICES
OF THE CLARK COUNTY TEACHERS FEDERAL CREDIT
UNION IN AN R-4 ZONE



PROPOSED BUILDING PLAT MAP FOR OFFICES OF THE
CLARK COUNTY TEACHER'S FEDERAL CREDIT UNION
BUILDING AREA 8013 sq. ft. ~ PARKING FOR 17 CARS



PLAT

MARYLAND PARKWAY

25'	13	140'
25'	14	140'
25'	15	140'
25'	16	140'

ALLEY

LEWIS STREET

PIONEER HEIGHTS ADD.
LAS VEGAS, NEVADA
BLOCK 9,
LOTS 13, 14, 15, 16.

Submitted to the members of the Las Vegas, Nevada Planning Commission.

Subject: Application for the issuance of a Use Permit for Lots 13, 14, 15, 16, Block 9, Pioneer Heights Addition, Las Vegas, Nevada, to be used to build a professional building to house the offices of the Clark County Teachers Federal Credit Union.

We respectfully submit that the Clark County Teachers Federal Credit Union is not a public financial institution but, rather, a private association of the employees of the Clark County School District.

The area in question, the northeast corner of Maryland Parkway and Lewis Street, is now presently zoned R-4.

The area now under discussion will be the three blocks in length on either side and including the subject property.

Beginning at Clark Street and running north on the west side of Maryland Parkway to Lewis Street. The land is utilized as follows:

1. An apartment building containing seven units.
2. An apartment building containing eight units.
3. A Real Estate Brokers office.
4. A four unit apartment residence.
5. A vacant lot.
6. Offices of a Dentist and an Optometrist.
7. A three unit apartment residence.

The entire east side of this block length is vacant undeveloped lots.

From Lewis Street north to Bridger Street, on the west side of Maryland Parkway, the land is utilized as follows:

1. An eight unit apartment building.
2. A four unit apartment residence.
3. Offices of four Dentists and three Medical Doctors.
4. A four unit apartment residence.
5. A five unit apartment building.
6. A Chiropractors office.
7. A private residence.

From Lewis Street north to Bridger, on the east side of Maryland Parkway, the land is utilized as follows:

1. The corner is vacant. (This is the subject property).
2. Offices of two Dentists.
3. A church elementary school.
4. A church.

From Bridger Street north to Carson Street, on the west side of Maryland Parkway, the land is utilized as follows:

1. Vacant lots.
2. Vacant Dental office building.
3. Offices of a Public Accountant, an Architect and a General Contractor.
4. A vacant lot.
5. A three unit apartment residence.

From Bridger Street north to Carson Street, on the east side of Maryland Parkway, the land is utilized as follows:

1. An apartment complex housing sixty-four units.

The following is an itemized list of the uses of the land mentioned in the above paragraphs.

1. Six Dentists
2. Three Medical Doctors.
3. One Chiropractor.
4. One Optometrist.
5. Five apartment buildings or apartment complexes.
6. Three four unit apartment residences.
7. Two three unit apartment residences.
8. One one family residence.
9. One church.
10. One elementary school. (Church).
11. One Public Accountant.
12. One Architect.
13. One General Contractor.
14. One Real Estate Office.
15. One vacant Dental building.
16. Five vacant lot areas.

Of the above mentioned, only three items are within the basic R-4 designation. (Vacant lots excepted). The church and adjoining school are non-profit organizations and therefore, should not be considered as commercial ventures. All of the remaining, however, are all commercial, profit making organizations that require business licenses for their operation. One of the vacant areas is advertised as R-4 property, two have signs indicating future professional buildings. The remaining two lots were not advertised.

We feel that this association should fall into the professional office category.

We therefore, request that the application be accepted as applied for.

Respectfully submitted.

January 17, 1963

INTER-OFFICE MEMORANDUM

Date

APRIL 24, 1981

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COMMISSION REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS	COPIES TO:

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. U-4-63

Applicant: Keefer, Clark, O'Reilly & Haight

Appeal by applicant or any other aggrieved person: Yes ☐ No ☒

Review requested by the City Commission: Yes ☐ No ☒

5/8/81
DATE

Carol A. Hawley
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

April 23, 1981

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

May 4, 1981

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.)

May 7, 1981

bjl

3. U-4-63

Plot Plan
Review

APPROVED

File:
✓
U-463

Request of KEEFER, CLARK, O'REILLY & HAIGHT for a plot plan review to allow an addition to the existing building on property located at 325 South Maryland Parkway in Zoning District R-4 (Apartment Residence).

MR. FOSTER presented the plot plan and stated there is a two-story structure on one portion of the property. The request is to construct a second story onto the existing structure on the remaining portion and the closure of a walkway on the first level. The initial approval of the use permit some years ago was for the Teacher's Credit Union. He said there is ample parking. Staff recommended approval subject to conformance to the plot plan and elevations.

CHAIRMAN BUGBEE asked to hear from the applicant.

JOHN O'REILLY, Attorney at Law, 325 South Maryland Parkway, was present representing the application. He said the building was originally constructed with footings and foundations to complete the second story. He said they are planning to make a future request for a sign on the southwest corner of the property once the reconstruction is completed.

MR. SWESSEL made a Motion for APPROVAL of U-4-63, subject to the following conditions:

1. Conformance to the plot plan.
2. Approval of building elevations by the Department of Community Planning and Development.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

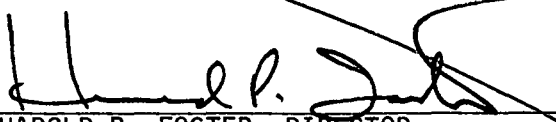
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 9:08 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

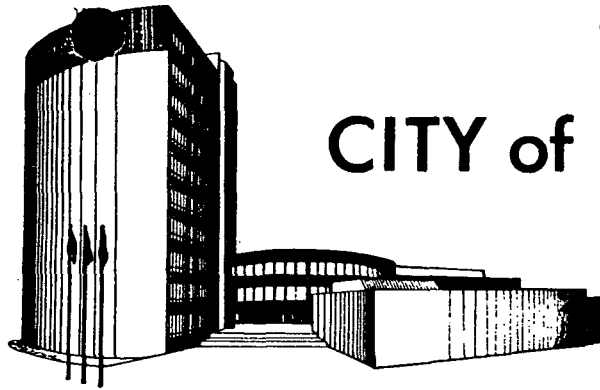
/sk

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 17, 1981

John F. O'Reilly, Esquire
Keefer, Clark, O'Reilly & Haight
Suite One, Nevada Professional Center
325 South Maryland Parkway
Las Vegas, Nevada 89101

Re: U-4-63
Plot Plan Review

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on April 23, 1981.

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 of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl
attachment



INTER-OFFICE COMMUNICATION

DATE: April 17, 1981

TO: DEPARTMENT OF PUBLIC SERVICES
~~DEPARTMENT OF BUILDINGS & SAFETY~~
~~DEPARTMENT OF FIRE SERVICES~~XXXX

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. U-4-63, BOARD OF ZONING ADJUSTMENT MEETING 4-23-81.

APPLICATION SUBMITTED BY: Keefer, Clark, O'Reilly & Haight

PLOT PLAN REVIEW ON A
FOR A/USE PERMIT/~~VARIANCE~~ TO: Allow an addition to the existing building

PROPERTY LOCATED AT: 325 South Maryland Parkway

LAND USE ZONE: R-4 (Apartment Residence)

LEGALLY DESCRIBED AS:

Your remarks regarding this application prior to April 22, 1981, will be greatly appreciated.

Plot Plan Attached: Yes XXXX
No

Building: Existing
Proposed

Fire Zone: #3

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

/bjl

LAW OFFICES
KEEFER, CLARK, O'REILLY & HAIGHT

AN ASSOCIATION INCLUDING A PROFESSIONAL CORPORATION
SUITE ONE, NEVADA PROFESSIONAL CENTER
325 SOUTH MARYLAND PARKWAY
LAS VEGAS, NEVADA 89101

MILTON W. KEEFER
WAYNE G. CLARK (1902-1977)
JOHN F. O'REILLY, P.C.
DONALD H. HAIGHT

TELEPHONE
AREA CODE 702
382-2660

April 16, 1981

Community Planning &
Development Department of
Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Attention: Harold Foster

Re: 325 South Maryland Parkway, *B4 zone*

Dear Mr. Foster:

Please consider this letter as our request for a plot plan review in conjunction with the pending plans that have been submitted regarding a building permit for the above-entitled location.

I have enclosed herewith three copies of the proposed plot plan, together with our check in the amount of \$25.00. Please advise as to what date this matter will be set for hearing so that we may note our calendar accordingly.

Thank you.

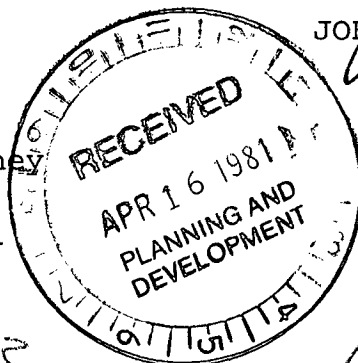
Very truly yours,

[Signature]
JOHN F. O'REILLY, ESQ.

JFO:fel

cc: James Tenney

HAND-DELIVERED



Receipt # ?

For 4-16-81 \$25

11-4-63

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE March 13, 1981

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. E02-03913

NAME OF BUSINESS DIVERSIFIED COWBOYS, INC.TYPE OF BUSINESS MECHANICAL BULL LEASINGADDRESS 325 S. Maryland Parkway

ZONE

R-4

U-4-63

YES

NO

THIS IS A CHANGE OF NAME

☐☐ XXXX

THIS IS A CHANGE OF OWNERSHIP

☐☐ XXXX

THIS IS A CHANGE OF LOCATION

☐☐ XXXX

APPLICATION IS

APPROVED

☐

DENIED

☐ XXXXand
forwarded
to

BLDG.

☐

LICENSE

☐ XXXX

COMMENTS:

DENIED:

Use Permit on this property is for
professional offices only. This use does
not constitute a professional use.

gtr
Logged byBRETT A. REALE
Approved/Denied by

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 25, 1980

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. M15-003-5-16514

NAME OF BUSINESS COMPUTER SERVICE GROUPSTYPE OF BUSINESS COMPUTER SERVICESADDRESS 325 S. Maryland Parkway ZONE R-4 U-4-63 & U-7-56

	YES	NO
THIS IS A CHANGE OF NAME	☐	☐ XXXX
THIS IS A CHANGE OF OWNERSHIP	☐	☐ XXXX
THIS IS A CHANGE OF LOCATION	☐ XXXX	☐

APPLICATION IS	APPROVED	DENIED	and forwarded to	BLDG.	LICENSE
	☐	☐ XXXX		☐	☐ XXXX

COMMENTS:

DENIED: Not an allowed use in a R-4 Zone.gtr
Logged byRICHARD C. SWEET
Approved/Denied by

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 25, 1980

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. B11-188-2-16189

NAME OF BUSINESS SYSTEM INTEGRATION MANAGEMENTTYPE OF BUSINESS COMPUTER SALESADDRESS 325 South Maryland Parkway ZONE R-4 U-4-63 & U-7-56

YES

NO

THIS IS A CHANGE OF NAME

☐☐ XXXX

THIS IS A CHANGE OF OWNERSHIP

☐☐ XXXX

THIS IS A CHANGE OF LOCATION

☐ XXXX☐

APPLICATION IS

APPROVED

☐

DENIED

☐ XXXXand
forwarded
to

BLDG.

☐

LICENSE

☐ XXXX

COMMENTS:

DENIED: Not an allowed use in an R-4 Zone.

gtr

Logged by

RICHARD C. SWEET

Approved/Denied by

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 28, 1973

TO: Director of License and Revenue
FROM: Department of Community Development
SUBJECT: License Application No. M07-864-5-032-38

NAME OF BUSINESS PREFERRED EQUITIES CORP.
TYPE OF BUSINESS OPC land sales
ADDRESS 325 S. Maryland Pkwy. ZONE R-4 U-4-63

	YES	NO
THIS IS A CHANGE OF NAME	☐	☒
THIS IS A CHANGE OF OWNERSHIP	☐	☒
THIS IS A CHANGE OF LOCATION	☒	☐

Application is	Approved	Denied	and forwarded to	Bldg.	License
	☒	☐		☒	☐

lml
Logged By

J. Herbert
Approved By

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 14, 1973

TO: Director of License and Revenue

FROM: Department of Community Development

SUBJECT: License Application No. R02-2720

NAME OF BUSINESS JACK M. SOULES - Central Nevada Realty Co.

TYPE OF BUSINESS insurance

ADDRESS 325 S. Maryland Pkwy. ZONE R-4 U-4-63

YES

NO

THIS IS A CHANGE OF NAME

☐☒

THIS IS A CHANGE OF OWNERSHIP

☐☒

THIS IS A CHANGE OF LOCATION

☐☒

Application is Approved

☒

Denied

☐

and
forwarded
to

Bldg.

☒

License

☐

lml

Logged By

J. Herbert

Approved By

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 11, 1973

TO: Director of License and Revenue

FROM: Department of Community Development

SUBJECT: License Application No. C11-1690

NAME OF BUSINESS PREFERRED EQUITIES CORP.

TYPE OF BUSINESS general contractor

ADDRESS 325 Maryland Pkwy. ZONE R-4 U-4-63

	YES	NO
THIS IS A CHANGE OF NAME	☐	☒
THIS IS A CHANGE OF OWNERSHIP	☐	☒
THIS IS A CHANGE OF LOCATION	☐	☒

Application is	Approved	Denied	and forwarded to	Bldg.	License
	☐	☒		☐	☒

DENIED: not a permitted use at this location.

lml
Logged By

J. Herbert
Approved By

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 1-17-65

TO: Supervisor of License and Revenue
FROM: Planning Department
SUBJECT: License Application No.

01-4-1-2

Name of Applicant Mr. J. H. Smith

Business City of Las Vegas

Address 1111 Main St. Las Vegas, NV

YES

NO

This is a change of NAME

☐☒

This is a change of OWNERSHIP

☐☒

This is a change of LOCATION

☐☒

Application is Approved Denied

☒☐

and forwarded to Building License

☒☐

Inspector [Signature]

[Signature]
Director of Planning

Planning Department
400 Stewart Avenue

March 4, 1963

Mr. Harley E. Harmon
120 North 3rd Street
Las Vegas, Nevada

Dear Mr. Harmon,

At the regular meeting of the Board of Zoning Adjustment held on February 28, 1963, consideration was given to your request for a Use Permit to allow the property to be used to construct a building to house the offices of the Clark County Teachers Federal Credit Union on property generally located on the northeast corner of Lewis Street and Maryland Parkway, in land use zone R-4.

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

- (1) Being in conformance with the plot plan.
- (2) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
- (3) That the offices to be leased be limited to professional offices as defined in the City Zoning Ordinance in an R-4 zone.

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-4-63

Water District eventually takes over the installation, they have assured the Planning Department that they will maintain the landscaping.

Staff recommended approval for both of these wells subject to being in conformance with the plot plan and the removal of the proposed three strands of barbed wire on top of the chain link fencing. A further stipulation is that approval of this application would in no way be a basis for approval of any other commercial zoning on adjacent property.

The Chairman declared the public hearing open.

Mr. Franklin Bills appeared, representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Hoggard moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSN. be approved subject to the following:

- (1) Being in conformance with the plot plan.
- (2) Deletion of the three strands of barbed wire as proposed on top of the chain link fence.
- (3) That approval does not give any credence to any other commercial zoning on adjacent property.

Vice-Chairman Hurley seconded the motion and the vote was unanimous.

3. U-4-63

Approved

Application of HARLEY E. HARMON for a Use Permit to allow the property to be used to construct a building to house the offices of the Clark County Teachers Federal Credit Union on property legally described as Lots 13, 14, 15, and 16, Block 9, Pioneer Heights Addition and generally located on the northeast corner of Lewis Street and Maryland Parkway, in land use zone R-4.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this use would be primarily a quasi-public use. Staff does not hesitate to recommend approval of the primary application, however, on the plot plan there are three offices that are to be rented and Staff recommended approval subject to the limitation of the leasees of these offices to be only those permitted in an R-4 zone as listed in the Zoning Ordinance, and being in conformance with the plot plan, and the necessary offsite improvements as recommended by the Public Works Dept. The record indicated no protests and one approval.

The Chairman declared the public hearing open.

No one appeared either to protest or approve.

The Chairman declared the public hearing closed.

After discussion, Vice-Chairman Hurley moved that the application of HARLEY E. HARMON for a Use Permit to allow the property to be used to construct a building to house the offices of the Clark County Teachers Federal Credit Union on property generally located on the northeast corner of Lewis Street and Maryland Parkway, in land use zone R-4, be approved subject to the following conditions:

- (1) Being in conformance with the plot plan.
- (2) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
- (3) That the rental offices be limited to professional offices as defined in the City Zoning Ordinance in an R-4 zone.

Mr. Hoggard seconded the motion and the vote was unanimous.

4. U-5-63

Approved

Application of ST. LUKE'S EPISCOPAL CHURCH for a Use Permit to establish and conduct a congregation for the Episcopal Missionary District of Nevada on property legally described as the west 615.71 feet of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 25, T20S, R61E, MDB&M, and generally located on the east side of 25th Street between

INTER-OFFICE MEMORANDUM

February 21, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Use Permit U-4-63
Harley E. Harmon

COPIES TO:

Your memorandum of February 4, requested comments from the Engineering Department on the application for a use permit to construct a building to house the Clark County Teachers Federal Credit Union at the corner of Lewis Street and Maryland Parkway, between Lewis and Bridger.

Attached is the original and four (4) copies of an offsite improvement agreement covering various installations of offsite improvements adjacent to this property. It would be required that the applicant post a bond in the amount of \$675.00 to insure installation of the improvements.



V. B. Uehling
Deputy Director of Public Works

VBU:ras

V-463

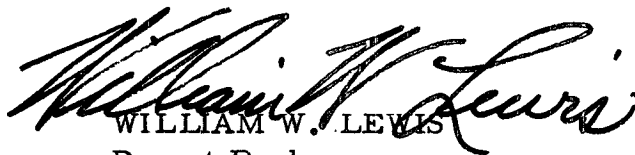
Las Vegas, Nevada
18 February 1963

Mr. Don J. Saylor
Director of Planning
City Hall, Las Vegas, Nevada

We received your Notice of Public Hearing dated 13 February 1963 on Wilbur K. Sullivan enclosed area between existing house and garage.

We have no objection.

As property owners in Zone R-1, we are interested in all activities this zone covers. We noted this construction for sometime and assumed it was approved by your department. Now, after receiving this notice, we are wondering if this is the normal procedure to ask for an approval or objections after the construction in question has been completed?



WILLIAM W. LEWIS
Desert Park
Lot 1, Block 4



NOTICE OF PUBLIC HEARING

February 28, 1963

February 13, 1963

Notice is hereby given that on February 28, 1963, 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:

U-4-63

HARLEY E. HARMON FOR A USE PERMIT TO ALLOW THE PROPERTY TO BE USED TO CONSTRUCT A BUILDING TO HOUSE THE OFFICES OF THE CLARK COUNTY TEACHERS FEDERAL CREDIT UNION ON PROPERTY LEGALLY DESCRIBED AS LOTS 13, 14, 15 AND 16, BLOCK 9, PIONEER HEIGHTS ADDITION AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF LEWIS STREET AND MARYLAND PARKWAY, IN LAND USE ZONE R-4.

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:mb

INTER-OFFICE MEMORANDUM

February 6, 1963

TO:

Mr. Don J. Saylor
Director of Planning

FROM:

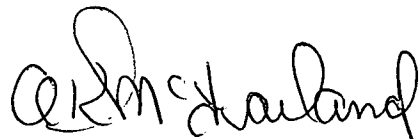
O. K. McFarland, Batt. Chief
Fire Prevention Bureau

SUBJECT:

U-4-63
Harley E. Harmon
N.E. corner of Lewis St. and Maryland Pkwy.

COPIES TO:

This department has no objections to the construction of a building on the northeast corner of Lewis and Maryland Parkway for the Clark County Teachers Credit Union provided, however, that all construction meets with the uniform building code requirements.



O.K. Mc Farland, Batt. Chief
Fire Prevention Bureau

OKM/hek

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: February 4, 1963

✓ TO: Building Department
Engineering Department
Fire Department

FROM: Planning Department

SUBJECT: File No. U-4-63, Board of Zoning Adjustment Meeting February 28, 1963

Application has been submitted by: Harley E. Harmon

for a Use Permit/~~Variance~~ to: allow the construction of a building to house the offices
of the Clark County Teachers Federal Credit Union.

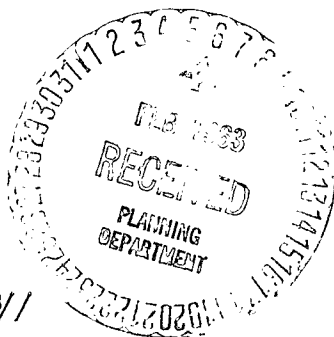
The property is located at: Northeast corner of Lewis Street and Maryland Parkway

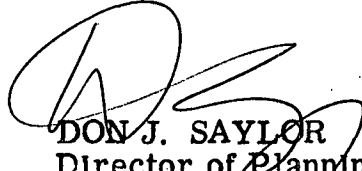
between Lewis Street and Bridger Street
In land Use Zone: R-4

Legally described as: Lots 13, 14, 15 & 16, Block 9, Pioneer Heights Additions

Your remarks regarding this application prior to
will be greatly appreciated.

February 22, 1963




DON J. SAYLOR
Director of Planning

Plot plan submitted: ☒ yes//
no

eb

No COMMENT
FOR Building Dept.
R. Carie 2-5-63
Asst. Plans Checker

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, HARLEY E. HARMON, the owner, respectfully petitions for a special Use Permit to... Allow... the property to be used to build a building to house the offices of the Clark County Teachers Federal Credit Union.

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

The property is situated at Northeast corner of Lewis Street and Maryland Parkway between Lewis Street and Bridger Street in Land Use Zone R-4. Said property is legally described as follows: PIONEER HEIGHTS ADD., LAS VEGAS, NEVADA, BLOCK 9, LOTS 13, 14, 15, 16.

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 (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)

Boyd Ashcraft, Realtor
RE 5-2313

Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 16th day of January 1963

Edna Draskovic
Notary Public

Notary Public
My commission expires
My Commission Expires Dec. 22, 1963

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00

Received by [Signature]

Receipt No. 50589

Date 1/22/63

Case No. 71-4-63

2/28/63

PROPERTY OWNERS

PROTESTS

APPROVALS

Comment
Wm Lewis
L.1 Blk 4
Desert Park

File No. U-4-63

Harley E Sarnow

4 086 1 PIONEER HTS LOT 17 / 18 N40FT
 4 086 1 W25FT LOT 19 BLK 10
 4 086 1 URSO MICHAEL / MARQUITA M ET AL
 BOX 1096
 LAS VEGAS NEVADA

4 086 2 PIONEER HTS LESS N40FT W25FT
 4 086 2 LOT 19 LOT 20 BLK 10
 4 086 2 KRUG FOSTER H / EDITH
 304 MARYLAND PARKWAY
 LAS VEGAS NEV

4 086 3 PIONEER HTS LOTS 21 / 22
 4 086 3 BLK 10
 4 086 3 LIED IDA K
 4 086 3 YE F LIED
 4 086 3 2752 FARNAM ST OMAHA NEBRASKA

4 086 4 PIONEER HTS LOT 23 / 24 BLK 10
 4 086 4 TORLEY LAND CO
 BOX 2557 HUNTRIDGE STA
 LAS VEGAS NEV

4 086 5 PIONEER HTS LOT 25 THRU 27
 4 086 5 BLK 10
 4 086 5 FIGHTLIN HARRY F
 318 MARYLAND PKWY
 LAS VEGAS NEVADA

4 086 6 PIONEER HTS LOT 28 THRU 32
 4 086 6 10
 4 086 6 HUNSAKER WALTER S / MARTHA M
 725 SO 6TH ST
 LAS VEGAS NEV

4 086 7 PIONEER HTS LOT 15 / 16 BLK 10
 4 086 7 LORENZO RICHARD / MARGARET
 325 SO 11TH ST
 LAS VEGAS NEV

4 086 8 PIONEER HTS LOT 13 / 14 BLK 10
 4 086 8 LORENZO RICHARD / MARGARET
 325 SO 11TH ST
 LAS VEGAS NEV

U-4-63

4 086 9 PIONEER HTS LOT 11 / 12 BLK 10

4 086 9 BARRY ARTHUR J ET AL
321 SO 11TH ST
LAS VEGAS NEVADA

4 086 10 PIONEER HTS LOT 9 / 10 BLK 10
4 086 10 JIMMERSON JAMES L / LORENE M
317 SO 11TH ST APT 1
LAS VEGAS NEV

4 086 11 PIONEER HTS LOTS 4 THRU 8
4 086 11 BLK 10
4 086 11 KAPLIN THOMAS L
YPLAZA HOTEL 2520 MONROE
TOLEDO OHIO

4 086 12 PIONEER HTS LOTS 1 THRU 3
4 086 12 BLK 10
4 086 12 SMALE LEROY E / FRANCES M ET AL
1104 PRINCETON ST
BAKERSFIELD CALIF

4 087 4 PIONEER HTS LOTS 13 THRU 16
4 087 4 09
4 087 4 HARMON HARLEY E / CLEO L
120 NO 3RD ST
LAS VEGAS NEVADA

4 087 5 PIONEER HTS LOT 11 / 12 BLK 9
4 087 5 WHITEHEAD RULON C / DARLENE BETH
1400 SO 5TH PL
LAS VEGAS NEV

4 087 6 PIONEER HTS LOT 1 THRU 6 10
4 087 6 IRREG 7 8 9 BLK 9
4 087 6 LADDS ADD IRREG LOT 1 THRU 5
4 087 6 BLK 4
4 087 6 EVANGELICAL LUTHERN CHURCH
301 MARYLAND PKWY
LAS VEGAS NEV

4 087 7 LADDS ADD W 95FT LOT 9 10 11
4 087 7 BLK 4
4 087 7 UNITED STATES OF AMERICA
WASHINGTON
D C

4 087 8 LADDS ADD E 45FT LOT 9 10 11
4 087 8 BLK 4
4 087 8 CITY OF LAS VEGAS
400 STEWART
LAS VEGAS NEV

4 087 9 PIONEER HTS S25FT LOT 17 N12H5
 4 087 9 FT L 19 LOT 18 BLK 9 LADDS
 4 087 9 ADD S25FT LOT 14 BLK 4 N37H5FT
 4 087 9 LOT 15 BLK 4
 4 087 9 KEITH RAY YOUNG
 5416 HERON AVE
 LAS VEGAS NEVADA

4 087 10 LADDS ADD S12H5 LOT 15 LOT 16
 4 087 10 BLK 4 PIONEER HTS S12H5 LOT 19
 4 087 10 LOT 20 / 21 BLK 9
 4 087 10 KEITH RAY YOUNG
 4 087 10 Y 1ST WESTERN
 BOX 1508
 LAS VEGAS NEVADA

4 087 11 LADDS ADD S37H5FT LOT 13 N25FT
 4 087 11 14 BLK 4 PIONEER HTS IRREG PT
 4 087 11 17 BLK 9
 4 087 11 LEE HERSHAL J / AGNES M
 312 SO 13TH ST
 LAS VEGAS NEVADA

4 087 12 LADDS ADD LOT 12 N12H5FT 13
 4 087 12 04
 4 087 12 LEE HERSHAL J / AGNES M
 312 SO 13TH ST
 LAS VEGAS NEVADA

4 088 LADDS ADD LOT 1 THRU 16 BLK 12
 4 088 ROMAN CATHOLIC BISHOP OF RENO
 515 COURT ST
 RENO NEVADA

4 121 1 PIONEER HTS LOT 18 / 17 BLK 16
 4 121 1 WILHOIT BERTA M
 4938 NIAGRA AVE
 SAN DIEGO 7 CALIF

4 121 2 PIONEER HTS LOT 19 / 20 BLK 16
 4 121 2 DAVIS SAMUEL M / MARVA
 404 MARYLAND PARKWAY
 LAS VEGAS NEV

4 121 3 PIONEER HTS LOT 21 / 22 BLK 16
 4 121 3 FLINN ROSCOE R / AUDREY A 10
 4 121 3 RT 1 BOX 188A LAS VEGAS NEV

4 121 4 PIONEER HTS LOT 23 / 24 BLK 16
 4 121 4 FLINN ROSCOE R / AUDREY A ET AL

4 121 5 PIONEER HTS 25 16
4 121 5 WILHOIT BERTA M
4938 NIAGRA AVE
SAN DIEGO 7 CALIF

4 121 14 PIONEER HTS LOT 3 / 4 BLK 16
4 121 14 HARDY GRANT / LELIA
1404 BRIDGER ST
LAS VEGAS NEV

4 121 15 PIONEER HTS LOT 1 / 2 BLK 16
4 121 15 SANTONGUE KATHARINA
4 121 15 1104 E LEWIS AVE LAS VEGAS NEV

4 122 PIONEER HTS LOT 1 THRU 16 19
4 122 THRU 32 BLK 17 LADDS ADD ALL
4 122 IRREG BLK B
4 122 CARROLL THOMAS L
108 CERVANTES
SAN FRANCISCO CALIF

4 123 14 LADDS ADD LOT 1 / 2 BLK 13
4 123 14 TORLEY JOSEPH M 10
4 123 14 407 SO 13TH ST LAS VEGAS NEV