

Planning & Development Department
Scanning Cover Sheet

Case No U-27-63

APN

Location SEC 11TH & BRIDGER ST

Applicant LEROY E SMALE MD

Subject

USE PERMIT TO ENLARGE EXISTING FBI FACILITIES
BY CONVERTING A PORTION OF THE PARKING AREA
TO OFFICES & PROVIDING ADDITIONAL PARKING ON
PROPERTY IMMEDIATELY SOUTH OF EXISTING BLDG
IN AN R-4 ZONE



June
Fourteenth
1963

Leroy E. Smale, M. D.
1104 Princeton Street
Bakerfield, California

Re: Use Permit - U-27-63

Dear Dr. Smale:

The Board of Commissioners of the City of Las Vegas, Nevada at their regular meeting on June 12, 1963, considered your application for a Use Permit to enlarge the existing F.B.I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th and Bridger Streets.

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

1. Landscaping should be regular shrubbery, grass, etc. rather than crushed rock.
2. An additional ingress and egress to 11th Street be provided.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

Attorney at law, Mr. Drake Delanie, spoke on behalf of the Society and pointed out that the subject property is a rambling type house which could be converted into almost a campus for children, that he couldn't think of a spot that would be more suitable; that this is not like a hospital nor emergency wards, but is a quiet, sedate, serene type of activity.

Mrs. Blanche Huffaker briefly outlined her graduate and post-graduate training in physical therapy and explained the functions of the treatment center, which is not to provide special educational nor schooling facilities; but rather to provide treatment as ordered by prescription by a doctor.

Mayor Whipple asked if anyone had further pertinent information to bring before the meeting, to which there was no response; whereupon, he declared the Public Hearing closed.

Commissioner Fountain: There are 3 or 4 things that I think should be considered. I agree with Mr. Tyson. Nobody feels any closer to crippled children than I do and I have had considerable experience with crippled children's hospitals through the years. However, I question the size of this property for the future growth of Las Vegas. You are moving into a Ranch Estates area, against protestants who do not want you in the area. It is very possible -- I don't know -- that perhaps the City of Las Vegas owns a piece of property which might be suitable. You could check with the City Manager. This being the case, I am positive the Commission would work out something on the location. I think, too, that Mr. Eddie Moss' offer, regardless of how it might have sounded, should have been followed through on. He isn't the type of fellow who throws these things out without some meaning. I would move that this be held in ABEYANCE until the next regular planning meeting of this Commission, and ask that Mr. Turner check with the City Manager to see if we have something owned by the City. I am in sympathy, but think this should be held for further study.

Mayor Whipple: I, too, for several years worked on the Board of the Crippled Children and still would, if I had the time. I am very sympathetic with it. It is doing a tremendous amount of good.

Commissioner Levy: All of us are in sympathy, and I will second the motion and hope that between now and the next meeting that something can be worked out with the City, or with Mr. Moss.

Motion was carried by the following vote: Commissioners Fountain, Levy and Mayor Whipple voting aye; noes, none.

USE PERMIT
U-27-63

Approved,
subject to
conditions
listed

USE PERMIT - U-27-63 - APPLICATION OF LE ROY E. SMALE, M. D. to enlarge the existing F. B. I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th and Bridger Streets, in Land Use Zone R-4.

Mayor Whipple announced this to be the place, date and hour set for the public hearing on a use permit application by Le Roy E. Smale, and declared the hearing open.

The Director of Planning, Mr. Donald J. Saylor: This is also an appeal by the applicant to the decision of the Board of Zoning Adjustment. All of the surrounding area is zoned R-4. In 1960, application was made and approved for the construction of an F.B.I. building on a portion of this property, in accord with a plot plan. At that time, the proposal was to construct a 2 story building, with the first story or ground level to be used for off-street parking, and that is the way it is being used now. They have acquired the additional 50 feet to the south of their original property, which involved 3 lots, and I believe they have acquired 2 additional lots. They are now seeking to utilize a portion of the ground floor of the existing building for offices, and utilize the additional 50 feet for off-street parking. It is my understanding that the majority of the off-street parking would involve impounded vehicles that they pick up in their normal procedures. They have submitted a new plot plan. There were several protestants at the meeting of the Board of Zoning Adjustment, and the Board felt that inasmuch as the original application had been under considerable discussion, they felt that the final action should again be taken by this Commission. The only condition originally imposed was that if the F.B.I. ever ceased to use the building, it would have to be converted to apartments.

Discussion revealed that the applicant proposes to fence this 50 foot parking area, and to black-top it.

Mr. Saylor: Their proposal only shows an access from the alley, but we feel that in order for it to be usable, they should also have ingress and egress from 11th Street. They propose an 8 foot fence, and of course, 6 foot is the maximum height allowed. We also propose, if this is approved -- they show on their plan landscaping at the front of it as colored rock -- we think it should be regular landscaping, rather than just the rock area.

Mr. Elston of the F.B.I.: It is not true that we impound cars. The F.B.I. has never impounded cars, and we do not do this as a matter of practice in our work. Parking area would be used entirely to house F.B.I. cars used in our every day investigations.

Commissioner Whipple: Is it true that you will be vacating this building when the new Federal Complex is completed?

Mr. Elston: My information from my headquarters and the General Services Administration is that we are to be allotted space in any new Federal Building which is to be built in Las Vegas. I understand that this is at least 3 years distant. However, we are very crowded and do need the additional space. I am sure it is agreeable with the owner of the building to landscape it rather than the crushed rock, and the ingress/egress would help us very much.

Mayor Whipple asked if anyone wished to speak in opposition to this proposed use, to which there was no response; whereupon he declared the public hearing closed.

Commissioner Fountain moved that the application of LeRoy E. Smale, M.D. (U-27-63) to enlarge the existing F.B.I. facilities on property generally located on the southeast corner of 11th and Bridger Streets, in Land Use Zone R-4, be APPROVED, subject to the following conditions:

1. That landscaping should be regular shrubbery, grass, etc. rather than crushed rock.
2. That an additional ingress and egress to 11th Street be provided.

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

MINUTES

Approved by
reference

Commissioner Fountain moved that the minutes of the regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held on March 27, 1963, be APPROVED BY REFERENCE and the Mayor and Clerk authorized to sign.

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

At the hour of 5:15 p.m., Mayor Whipple declared a recess. The meeting reconvened at 5:30 p.m. with all members present as at the opening session.

ZONE CHANGE Z-119-62

Approved to
R-4

ZONE CHANGE - Z-119-62 - APPLICATION OF V. D. AND ANN EACHUS for reclassification of property generally located between 2nd and 3rd Streets, Washington and Adams, from R-1 and R-4 to R-5, legally described as:

Lots 1 through 12, Block 1; Lots 1 through 6, Block 2; and Lots 1 through 5, Block 3, all in Edgeview Manor.

The Director of Planning, Mr. Donald J. Saylor, briefly described the area in question and stated: The R-5 zoning would permit half again as many units as the R-4, and only one parking space for every 2 units. The Planning Commission recommended denial of the R-5, and recommended that the R-1 lots on the north be rezoned to R-4, and that the remainder of the R-4 and R-1 lots should remain as they are presently zoned. I believe there were 3 protestants, and in accordance with the recommendation of this Commission, these people were notified that this matter would be discussed today. I think Mr. Bunker has verbally advised some of the Commission that he has withdrawn his protests; but I have had no indication as to whether the others are still protesting this application or not.

Mr. Washington, 1200 North 4th Street: We had a meeting with Mr. Eachus, but he still wants the R-5. I think if we could work out something in an R-4 that would be acceptable to him and to us, it would be a better deal for everybody. We would like to see the area developed, but we don't want to see it over-developed nor become a slum area, which could happen very easily in an R-5.

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: May 23, 1963

To: LAS VEGAS SUN

From: City Clerk

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING -- USE PERMIT U-27-63

File

Please publish the attached NOTICE OF PUBLIC HEARING

ON MAY 28, 1963

(dates)

and send me 3 copies of the Affidavit of Publication at your earliest convenience. (no later than seven (7) days following final publication)

Acting Asst. City Clerk

cc: Director of Finance
cc: City Attorney - on Ordinances only
cc: Planning

City of **LAS VEGAS**
N E V A D A

May 22, 1963

NOTICE OF PUBLIC HEARING

June 12, 1963

RE: USE PERMIT U-27-63 - APPLICATION OF LE ROY E. SMALE, M. D.
FOR A USE PERMIT TO ENLARGE THE EXISTING F. B. I. FACILITIES
BY CONVERTING A PORTION OF THE PARKING AREA TO OFFICES
AND PROVIDING ADDITIONAL PARKING ON PROPERTY IMMEDIATE-
LY SOUTH OF THE EXISTING BUILDING ON PROPERTY LEGALLY
DESCRIBED AS LOTS 1 THROUGH 5 (INCLUSIVE), BLOCK 10,
PIONEER HEIGHTS ADDITION AND GENERALLY LOCATED ON THE
SOUTHEAST CORNER OF 11TH AND BRIDGER STREETS, IN LAND
USE ZONE R-4.

NOTICE IS HEREBY GIVEN that a Public Hearing before the Board of
Commissioners of the City of Las Vegas on the above matter has been
scheduled at the hour of 4:00 p.m. on June 12, 1963, in the Council
Chambers of the City Hall, Las Vegas, Nevada.

SD/vml

Sigrid Dodgson
Mrs. Sigrid Dodgson
Acting City Clerk

May 9, 1963.

L. E. Smale, M.D.
2501 "G" Street
Bakersfield, California

Dear Dr. Smale:

**APPEAL TO DECISION OF BOARD OF ZONING ADJUST-
MENT RE YOUR APPLICATION FOR USE PERMIT (U-27-63)**

The Board of Commissioners of the City of Las Vegas, Nevada, at their regular meeting on May 8, 1963, considered your appeal to the decision of the Board of Zoning Adjustment on your application for a use permit to enlarge the existing F.B.I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th and Bridger Streets, in Land Use Zone R-4.

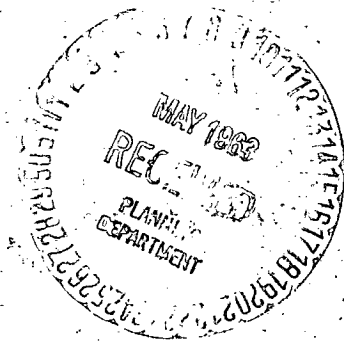
A Public Hearing before the Board of Commissioners on the above matter has been scheduled at the hour of 4:00 p.m. on June 12, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada. A copy of the official notice of this Public Hearing will be forwarded to you.

Very truly yours,

Mrs. Vyrna Loparco
Acting Assistant City Clerk

vml

✓ cc - Planning



PLANNING DEPARTMENT
MAY 1962

The following information was received from the Planning Department on May 1, 1962. It is being furnished to you for your information and use. The information is being furnished to you in confidence and should not be disclosed to the public.

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The information is being furnished to you in confidence and should not be disclosed to the public.

PLANNING DEPARTMENT

USE PERMIT
U-30-63

Public Hearing
set for June 12,
1963 at 4:00 p.m.

USE PERMIT - U-30-63 - APPLICATION OF CONNIE J. LAINO to operate a physical therapy treatment center for handicapped children (Nevada Society for Crippled Children, Inc.) on property generally located on the east side of Arville Street, between Del Rey Avenue and Mountain View Boulevard, in Land Use Zone R-E.

The Director of Planning, Mr. Donald J. Saylor: This use permit for Connie J. Laino - U-30-63 - has been acted upon by the Board of Zoning Adjustment, and an appeal has been filed by protesting property owners. A date should be set for a public hearing.

Commissioner Whipple moved that the public hearing on use permit application of Connie J. Laino (U-30-63) be scheduled for June 12, 1963 at 4:00 p.m.

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

USE PERMIT
U-27-63

Public Hearing
set for June 12,
1963 at 4:00 p.m.

USE PERMIT - U-27-63 - APPLICATION OF LE ROY E. SMALE, M. D. to enlarge the existing F. B. I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th and Bridger Streets, in Land Use Zone R-4.

The Director of Planning, Mr. Donald J. Saylor: This is also an appeal on the decision of the Board of Zoning Adjustment. The application was denied and the appeal was filed by the applicant.

Commissioner Whipple moved that the public hearing on use permit application of LeRoy E. Smale, M. D. (U-27-63) be scheduled for June 12, 1963 at 4:00 p.m.

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

TENTATIVE MAP OF
CHARLESTON
ESTATES NO. 6

Approved, sub-
ject to condi-
tion listed

TENTATIVE MAP OF CHARLESTON ESTATES NO. 6, submitted by Nevsur Insurance Agency, Inc., comprising 95 lots, generally located on the south side of Bonanza Road, between Decatur and Algiers, legally described as:

A portion of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of Section 30, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This subdivision is located north of the Las Vegas Freeway, just to the east of Western High School. This is one piece of land that does not have any access to the south, to the west nor to the east -- it's water district property that Mr. Becker has acquired. I believe there are about 95 lots in there, and about 80 of them are in the interior. The Planning Commission has recommended approval, subject to the condition that they provide one additional access out to Bonanza. They have one entrance at the east end, and the Commission felt that they needed one more access, so they wouldn't have to rely on one ingress and egress.

Planning Department
400 Stewart Avenue

April 30, 1963

Leroy E. Smale, M.D.
1104 Princeton Street
Bakersfield, California

Dear Dr. Smale,

At the regular meeting of the Board of Zoning Adjustment held on April 25, 1963, consideration was given to your request for a Use Permit to enlarge the existing F. B. I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th Street and Bridger Street, in land use zone R-4.

It was voted by the Board of Zoning Adjustment to deny this item, pointing out the right of appeal, enabling the same Board, that is, the Board of City Commissioners, to again act upon use.

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:cb

cc: City Clerk
Mr. Schroder, o/c F.B.I.

U-27-63

COMMUNICATIONS AND RECORDS
DIVISION
WASHINGTON, D. C. 20535
DA 7-0004

April 27, 1963

Smale
Re: U-27-63

Honorable Warren Cragsen, Mayor
And Board of City Commissioners
City of Las Vegas, Nevada

Dear Hon. Mr. Mayor and Mr. Commissioners:

Mr. Rox Schroeder, agent second in charge, FBI brought to my attention that the Board of Zoning Adjustment denied the above application on the basis of an objection submitted by a Mr. Jamroen. I wish to appeal this action by the Board.

The changes requested in the application are in the interests of the community. It is essential to you that the services of this Federal Department continue without handicap. None of the changes requested will, in our opinion, be detrimental to any of the adjacent property.

The Board of Zoning Adjustment apparently approved of the request prior to Mr. Jamroen's objections with certain stipulations:

- (1) that a 6 foot fence be erected;
- (2) that an access road to 11th St. be made through the parking lot;
- (3) that sufficient and adequate landscaping be done facing 11th St.;
- (4) that we post a bond of \$182.00 for paving in the alley and placement of a sidewalk.

We agree that these stipulations are reasonable.

I should like to be informed when this appeal will be heard as I would like to be present at your meeting.

Sincerely,


L. E. Smale, M. D.



stated this area is predominately an apartment house area and felt that the parking lot would be very advantageous. Staff recommended approval in accord with the plot plan. All offsite improvements are in. The Chairman declared the public hearing open. No one appeared.

The Chairman declared the public hearing closed. After discussion, Mr. Hoggard moved that the application of EARL YOUNKER ENTERPRISES for a Use Permit to allow a parking lot on property generally located on the southeast corner of 28th Street and Marlin Avenue, in land use zone R-4 be approved subject to the following condition:

- (1) Being in accord with the plot plan.

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

5. U-25-63

Approved

Application of CARPENTER'S LOCAL NO. 1780 for a Use Permit to construct a quasi-public building, to wit: a Union Hall on property legally described as the north half (N 1/2) of the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) and the south half (S 1/2) of the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) of Section 31, T20S, R62E, MDB&M, and generally located on the west side of Lamb Boulevard between Stewart Avenue and Bonanza Road, in land use zone R-R.

Mr. Foster gave the Staff report pointing out the general location. Mr. Foster further stated that by means of a Use Permit this type of use is permitted in an R-R zone. The Public Works Department stated that a 50 foot drainage channel is proposed on the north quarter section line (in alignment with Cedar Avenue), where, as shown on the plot plan, the north side of the proposed building is located. Staff recommended that the building site be moved to the south to enable the construction of this drainage channel as proposed, plus the dedication of the 50 foot right-of-way for the channel. Also, as required by Public Works, Staff recommended the dedication of a 10 foot right-of-way along the Lamb Boulevard frontage. Staff recommended approval subject to these conditions.

The record indicated no protests.

The Chairman declared the public hearing open.

Mr. Frank DeBreull, Chairman of the Carpenter's Building Committee, appeared in behalf of the applicant. He stated that he was in agreement with Staff's recommendations, however, the changes in the plot plan and the dedications would have to be further sanctioned by the Local Union. The Chairman declared the public hearing closed.

After discussion, Mr. White moved that the application of CARPENTER'S LOCAL NO. 1780 for a Use Permit to construct a quasi-public building, to wit: a Union Hall on property generally located on the west side of Lamb Boulevard between Stewart Avenue and Bonanza Road, in land use zone R-R, be approved subject to the following conditions:

- (1) That the plot plan be amended, moving the building location southerly to provide the easement for the drainage channel at the north quarter section line.
- (2) That a 50 foot right-of-way be dedicated on the north quarter section line for construction of the drainage channel.
- (3) That a 10 foot right-of-way be dedicated on the west side along the entire frontage of Lamb Boulevard owned by the Carpenter's Local.

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

6. U-27-63

Denied

Application of LEROY E. SMALE, M.D. for a Use Permit to enlarge the existing FBI facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property legally described as Lots 1 through 5,

(inclusive), Block 10, Pioneer Heights Addition and generally located on the southeast corner of 11th and Bridger Streets, in land use zone R-4.

Mr. Foster gave the Staff report pointing out the general location. He further stated that in 1960 a Use Permit was approved for the present FBI facilities, utilizing the first floor for a parking area with offices on the second floor. In the meantime, due to the expansion of the FBI facilities, more office space is needed, and they want to convert approximately one-half of the first floor parking area into additional offices and use the adjacent lot to the south for off-street parking. Further, Mr. Foster stated there were several conditions that should be imposed and Staff recommended approval subject to the following conditions: The plot plan amended to a 6 foot chain link fence instead of the 8 foot fence; that the driveway should extend from the alley all the way through to 11th Street; that landscaping instead of colored rock be used on each side of the driveway at the 11th Street entrance; and, as required by the Public Works Department, signing of an offsite agreement for installation of sidewalks and alley paving.

The record indicated one protest on file.

The Chairman declared the public hearing open.

Mr. J. L. Jimmerson appeared to protest this application.

Mr. Hugo J. Cina, 321 South 11th Street appeared to protest.

Mr. Rex Shroder appeared in behalf of the FBI to clarify the proposed request.

Mrs. Lorene Jimmerson appeared to protest.

The Chairman declared the public hearing closed.

During the discussion the case history was reviewed in connection with the approval and conditions of the original application, which at the time the Board of Zoning Adjustment was only a recommending body, with the Board of City Commissioners making the final decision. Based upon that fact the following motion was made.

Mr. White moved that the application of LEROY E. SMALE, M. D. for a Use Permit to enlarge the existing FBI facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building on property generally located on the southeast corner of 11th and Bridger Street, in land use zone R-4 be denied, pointing out the right of appeal, enabling the same Board, that is, the Board of City Commissioners, to again act upon this application.

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

7. U-29-63

Abeyance

Application of L. W. MECHAM for a Use Permit to allow professional offices on property legally described as Lots 11 and 12, Block 21, Boulder Addition, and generally located on the east side of South 3rd Street between East Charleston Boulevard and California Street, in land use zone R-4.

Mr. Foster gave the Staff report pointing out the general location. He stated that the plot plans were not too clear as to whether the proposed plans for professional offices were to include the whole property, or a portion thereof. There is an existing apartment building in addition to a small house located on this parcel. He stated that if only the house were to be converted to professional offices, Staff would not object to the combination of uses in this case, as the layout would provide sufficient division between them. Staff recommended approval subject to the following conditions: that the parking area be placed in the interior of the parcel; that the entire parking area be paved including the driveway; and, that the existing buildings be brought up to code. The record indicated two protestants.

The Chairman declared the public hearing open.

Amelia Wetenkamp appeared to protest this application presenting a petition with 13 names attached.

Mr. Mecham appeared in behalf of his father, the applicant.

L. E. Smale, M.D. - C. F. Mundy, M.D.
R. L. Wilkening, M.D.

2501 "G" STREET
BAKERSFIELD, CALIFORNIA

April 22, 1963

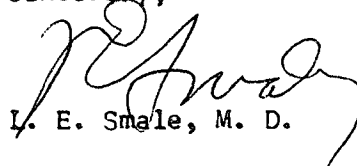
City Planning Commission
Las Vegas, Nevada

Gentlemen:

Thank you for placing on the agenda for April 25th,
our request for zoning on the F.B.I. Building.

Mr. Rex Schroeder, agent second in charge, will
represent me at this meeting and will be able to answer
any questions you might pose. Due to major surgery being
scheduled, I will be unable to attend.

Sincerely,



L. E. Smale, M. D.

LES/gm

INTER-OFFICE MEMORANDUM

April 22, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

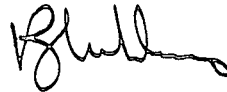
SUBJECT:

Use Permit U-27-63
Leroy E. Smale, M. D.

COPIES TO:

Your memorandum of April 3, requested comments from the Engineering Department on the application of a Use Permit to enlarge the existing F.B.I facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building located at 11th and Bridger Streets. The following comments are made in connection with this application.

Attached are the original and four (4) copies of an offsite improvement agreement covering the installation of sidewalk adjacent to the parking lot and alley paving. All of the improvements adjacent to the existing building have been installed. A bond in the amount of \$182.00 will be required to insure the completion of the offsites.



V. B. Uehling
Deputy Director of Public Works

VBU:ras
Attached

Las Vegas, Nevada
317 South 11th
April 15, 1963

The Board of Zoning Adjustment
City Hall
Las Vegas, Nevada

Gentlemen:

In regard to a proposed use permit to enlarge the F.B.I. facilities and to permit additional parking on property immediately south of the existing building, I should like to go on record as one who objects to this action. This is comparable to the opening of an old sore, considering the efforts on our behalf in September of 1960, at which time we objected to the variance for the construction of the building for such use. We were convinced then that this was an unsuitable location for such an operation and time has proven to us that we were right.

If the records have been examined, you have found that we had to fight to get even the smallest of consideration regarding legal set backs, and for an entrance at the rear of the building. This was infiltrated with truths and half-truths, one of which stated that the ground floor was to be used for "parking". Well, this was for "parking", but primarily for impounded vehicles. The visitors to the F.B.I. building and their employes have lined the streets on Bridger Street and 11th Street ever since.

It appears that one tolerance requires another. It would seem to us that a fenced lot on cheaper property would be just as effective for impounded vehicles.

I believe there is a law suit right now between Las Vegas and L.T.R. Stage Lines over the violation of C-1 zoning.

It is my understanding that the zoning board does not have the authority to grant storage of vehicles on R-4 zoned lots with a use permit. Therefore an application for C-2 should be in order.

I respectfully submit this objection to the use permit for their obvious desire for more space to store the impounded vehicles.

James L. Jimmerson
James L. Jimmerson
317 South 11th
(Owner of Jimmerson Apartments)

MIR. & MRS. REICHLIN
300 S. 11TH

Protest

Sonala
reid
6/12
by phone
4:15 pm
e

NOTICE OF PUBLIC HEARING

April 25, 1963

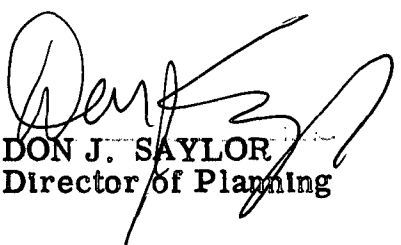
April 10, 1963

Notice is hereby given that on April 25, 1963, 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-27-63

LEROY E. SMALE, M. D. , FOR A USE PERMIT TO ENLARGE THE EXISTING F. B. I. FACILITIES BY CONVERTING A PORTION OF THE PARKING AREA TO OFFICES AND PROVIDING ADDITIONAL PARKING ON PROPERTY IMMEDIATELY SOUTH OF THE EXISTING BUILDING ON PROPERTY LEGALLY DESCRIBED AS LOTS 1 THRU 5, (INCLUSIVE), BLOCK 10, PIONEER HEIGHTS ADDITION AND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 11th AND BRIDGER STREETS, 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

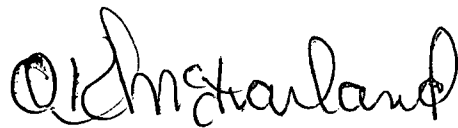
DJS:eb

INTER-OFFICE MEMORANDUM

April 9, 1963

TO: Mr. Don J. Saylor Director of Planning	FROM: O. K. McFarland, Batt. Chief Fire Prevention Bureau
SUBJECT: U-27-63 Leroy E. Smale, M.D. 11th and Bridger Streets	COPIES TO:

This Department has no objections to granting the use permit submitted by Leroy E. Smale, M.D. to enlarge the existing F.B.I. facilities and provide additional parking on property immediately south of the existing building located at 11th and Bridger Streets provided, however, that alterations meet with all uniform building code requirements.



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

OKM/hek

PLANNING DEPARTMENT

INTER-OFFICE

COMMUNICATION

Date: April 3, 1963

TO: Building Department
Engineering Department
Fire Department

FROM: Planning Department

SUBJECT: File No. U-27-63, Board of Zoning Adjustment Meeting April 25, 1963

Application has been submitted by: Leroy E. Smale, M.D.

for a Use Permit/~~Variance~~ to: enlarge the existing F. B. I. facilities by converting a portion of the parking area to offices and providing additional parking on property immediately south of the existing building.

The property is located at:

11th and Bridger Streets

in land Use Zone: R-4

Legally described as: Lots 1, 2, 3, 4, and 5, Block 10, Pioneer Heights Addition

Your remarks regarding this application prior to April 18, 1963 will be greatly appreciated.

Plot plan submitted: yes
hb/1

eb



DON J. SAYLOR
Director of Planning

*No comment,
For Building Dept.
D. Rubin 4/10/63*

L. E. Smale, M.D. - C. F. Mundy, M.D.
R. L. Wilkening, M.D.

2501 "G" STREET
BAKERSFIELD, CALIFORNIA

March 27, 1963

City of Las Vegas
Planning Commission
City Hall
Las Vegas, California

Gentlemen:

Enclosed are two applications, a check in the amount of \$75.00 and the plot plans requested in application for use permit. You also have on file a covering letter from Mr. Rex Schroeder, agent in charge, Federal Bureau of Investigation, Las Vegas.

Your prompt action in handling this matter will be greatly appreciated.

Yours truly,


L. E. Smale, M.D.

LES:jml
Enc: 3



UNITED STATES DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

301 South 11th Street
Las Vegas, Nevada
December 4, 1962

*In Reply, Please Refer to
File No.*

Mr. Donald J. Saylor
Planning Director
City Planning Commission
City Hall
Las Vegas, Nevada

Dear Mr. Saylor:

The Federal Bureau of Investigation presently occupies a building located at 301 South 11th Street. From this building Federal Bureau of Investigation operations for the entire State of Nevada are administered. We have occupied this building for approximately a year and a half. During this period, due to the growth of the city as well as additional responsibilities assigned to us by Congress, it has been necessary for us to greatly increase our personnel. In view of this increase we now find it necessary to request additional space in order to alleviate crowded working conditions.

At the present time the first floor of our building is utilized as a garage and storage area. We have entered into discussion with the buildings owners and the General Services Administration to renovate a portion of this area into office space.

Since it is necessary that we maintain our automobiles in close proximity to the office additional storage space for automobiles will be required. It is anticipated that approximately sixteen automobiles will be parked in a lot south and immediately adjacent to our building. This lot will be paved and will be enclosed by a wire fence.

I understand that one of the building owners, a Doctor Smale, of Bakersfield, California, has submitted the proposed changes and alterations to your commission. The property to which I refer is further identified as Lots 4 and 5, Block 10, Pioneer Heights Addition.

I consider that the requested changes in our present building and the use of additional space for the storage of our automobiles are necessary for the continued efficient operation of this Bureau. It would be appreciated therefore if you would give favorable consideration to the approval of a Use Permit submitted by Doctor Smale on behalf of the owners of the building.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dean W. Elson".

Dean W. Elson
Special Agent in Charge

DEC 1962
RECEIVED
PLANNING
DEPARTMENT

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

(SMALE)

The undersigned, Leroy E. Smale, wd, the owner, respectfully petitions for a special Use Permit to alter the downstairs to open space and to pave and fence the adjoining lot for parking for government cars. These changes have been requested by the FBI.

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

The property is situated at 11th and Budget Sts. between... and... in Land Use Zone R-4. Said property is legally described as follows: Lots 1, 2, 3, 4 and 5 Block 10 Pioneer Heights Addition.

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)

Leroy E. Smale
Signature of Owner

1104 Bonnet St
Mailing Address

PA 24884
PA 20945
Phone No.

Subscribed and sworn to before me this 27 day of Mar, 1963.

W. F. OVERAND
Notary Public

My Commission Expires—March 20, 1965
My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 7500
Receipt No. 58725
Case No. U-27-63

Received by [Signature]
Date 4/1/63

April 25, 1963

FOR B15

4 074 4 PIONEER HTS LOT 23 / 24 BLK 7
4 074 4 SMITH ELLEN IRENE JOYNER
214 SO 11TH ST
LAS VEGAS NEV

4 074 5 PIONEER HTS LOT 25 / 26 BLK 7
4 074 5 GRIFFO JOSEPH / ROSE ET AL
4 074 5 YVICENTE GIANTASIO
218 SO 11TH ST
LAS VEGAS NEVADA

4 074 6 PIONEER HTS LOT 27 / 28 BLK 7
4 074 6 DARLING WILLIAM R JR / THORA B
1042 TONOPAH HIWAY
LAS VEGAS NEVADA

4 074 7 PIONEER HTS LOT 29 / 30 BLK 7
4 074 7 MEYERS GEORGE N / LETHA
224 SO 11TH ST
LAS VEGAS NEV

4 074 8 PIONEER HTS LOT 31 / 32 BLK 7
4 074 8 RITNER MARGARITA
129 A NO 3RD ST
LAS VEGAS NEVADA

4 074 9 PIONEER HTS LOT 15 / 16 BLK 7
4 074 9 HOFF W F / DOROTHY L
1566 WESTWIND RD
LAS VEGAS NEVADA

4 074 10 PIONEER HTS LOT 11 THRU 14
4 074 10 07
4 074 10 HARLAN VICTOR RUDOLPH / JANICE LE
617 WILLOW TRAIL
LAS VEGAS NEVADA

4 077 1 PIONEER HTS LOT 17 / 18 BLK 11
4 077 1 REICHLIN JOSEPH A / MARY
1314 MARYLAND PARKWAY
LAS VEGAS NEV

4 077 2 PIONEER HTS LOT 19 THRU 22
4 077 2 11
4 077 2 AVERETT ANONA
308 SO 11TH ST
LAS VEGAS NEV

4 077 3 PIONEER HTS LOT 23 THRU 26 BLK
4 077 3 11
4 077 3 FOUR SQUARE GOSPEL
318 SO 11TH ST
LAS VEGAS NEVADA

4 077 4 PIONEER HTS ADD LOT 27 / 28
4 077 4 11
4 077 4 MCCOMBS ROBERT / ALMA S
320 SO 11TH ST

U-27-63

LAS VEGAS NEVADA

4 077 5 PIONEER HTS LOT 29 / 30 BLK 11
 4 077 5 THIRIOT JOSEPH E
 324 SO 11TH ST
 LAS VEGAS NEVADA

4 077 6 PIONEER HTS LOT 31 / 32 BLK 11
 4 077 6 ANDERSON RUTH E
 330 SO 11TH ST
 LAS VEGAS NEV

4 077 7 PIONEER HTS LOT 15 / 16 BLK 11
 4 077 7 SAPEROW SAUL / HELEN
 4 077 7 YPARADISE MANOR SIERRA VISTA DR
 4 077 7 LAS VEGAS NEV

4 077 8 PIONEER HTS LOT 13 / 14 BLK 11
 4 077 8 HANSEN RAY F / MILDRED H
 325 SO 10TH ST
 LAS VEGAS NEV

4 077 9 PIONEER HTS LOT 11 / 12 BLK 11
 4 077 9 RICHTER JOHN H / EDNA E
 319 SO 10TH ST
 LAS VEGAS NEV

4 077 10 PIONEER HTS LOT 9 / 10 BLK 11
 4 077 10 BLUM ALVENA ANN
 319 SO 10TH ST
 LAS VEGAS NEV

4 077 11 PIONEER HTS LOTS 5 THRU 8
 4 077 11 11
 4 077 11 TARR CHARLES JR / LENKE N ET AL
 4 077 11 YROYAL FURNITURE
 1510 SO MAIN ST
 LAS VEGAS NEVADA

4 077 12 PIONEER HTS LOT 3 / 4 BLK 11
 4 077 12 JARRETT LAVELL W / BLANCHE
 305 SO 10TH ST
 LAS VEGAS NEV

4 077 13 PIONEER HTS LOT 1 / 2 BLK 11
 4 077 13 DOUGLAS MABEL L
 625 DECATUR
 LAS VEGAS NEVADA

4 081 4 PIONEER HTS IRREG LOT 21 / 22
 4 081 4 BLK 8 LADDS ADD LOT 12 BLK 3
 4 081 4 WRIGHT JOSEPH C / CONSTANCE
 1926 HOUSTON DR
 LAS VEGAS NEV

4 081 5 PIONEER HTS IRREG LOT 23 / 24
 4 081 5 BLK 8 LADDS ADD LOT 13 BLK 3
 4 081 5 WOODBURY ELMA L

FORM 115
 PREPARED BY THE STATE OF NEVADA
 COUNTY OF CLATSOP
 DISTRICT OF CLATSOP

1304 SO 7TH ST
LAS VEGAS NEVADA

4 081 6 PIONEER HTS LOTS 25 THRU 30
4 081 6 BLK 8 LADDS ADD IRREG LOT 14
4 081 6 BLK 3
4 081 6 ORDIN J BARNEY ET AL
1455 RISING GLEN RD
LOS ANGELES 46 CALIF

4 081 7 PIONEER HTS LOTS 12 THRU 16
4 081 7 08
4 081 7 SPERLING GERTRUDE ET AL
BOX 1192
LAS VEGAS NEVADA

4 081 8 PIONEER HTS LOT 10 / 11 BLK 8
4 081 8 BOGICH MIKE
213 SO 11TH ST
LAS VEGAS NEV

4 081 9 PIONEER HTS LOT 7Y8 / 9 BLK 8
4 081 9 BOGICH DAN / MARY
16928 MARTIN ST
FONTANA CALIF

4 082 3 LADDS ADD LOTS 1 THRU 8 BLK 5
4 082 3 DESERT PLAZA APARTMENTS INC
YH J STOCKER 1201 FREMON
LAS VEGAS NEV

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

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

PROPERTY OWNERS

PROTESTS

APPROVALS

Jimerson, James
317 So 11th
L.V.

FILE No. 76-27-63