

Planning & Development Department  
Scanning Cover Sheet

Case No U-5-57

APN

Location 801 S 6TH ST

Applicant NEPHI LEE

Subject

USE PERMIT TO ESTABLISH AND USE GARAGE AT  
APPLICANT'S HOME FOR STORAGE, SELLING, AND  
REDISTRIBUTION OF DEHYDRATED FOODS IN AN  
R-4 ZONE



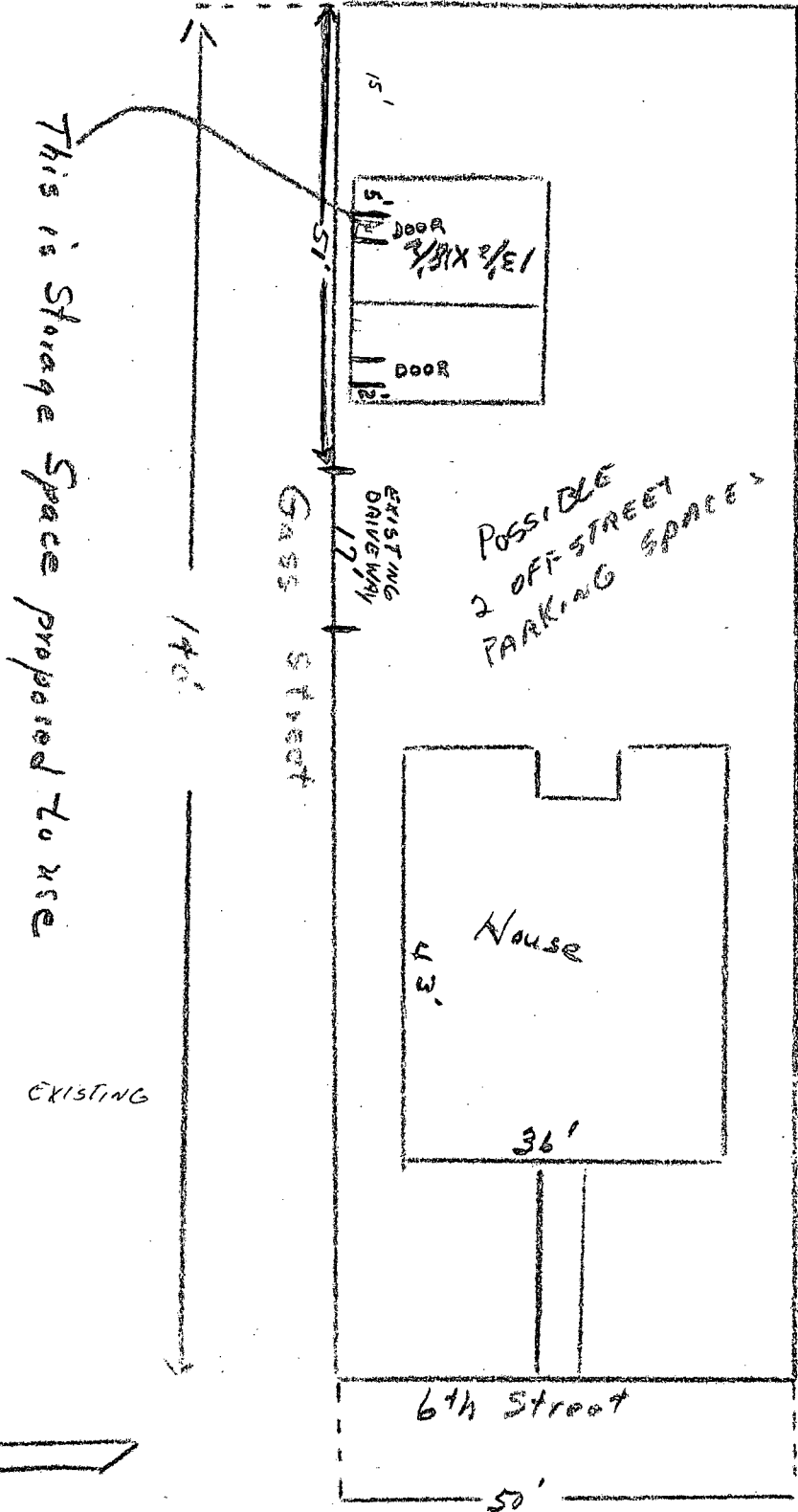
# DEHYDRATED FOODS

DIVISION OF  
GREAT WESTERN MEAT BROKERS

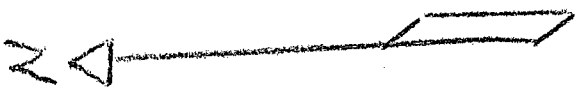
PARENT COMPANY OF  
BUTCHER BOYS  
HORMEL DISTRIBUTING CO.

Phone DU 4-2576

Scale  
20' = 1 inch



NO LOADING DOCK EXISTING



U-6-57  
LS 9/14  
4/9/57

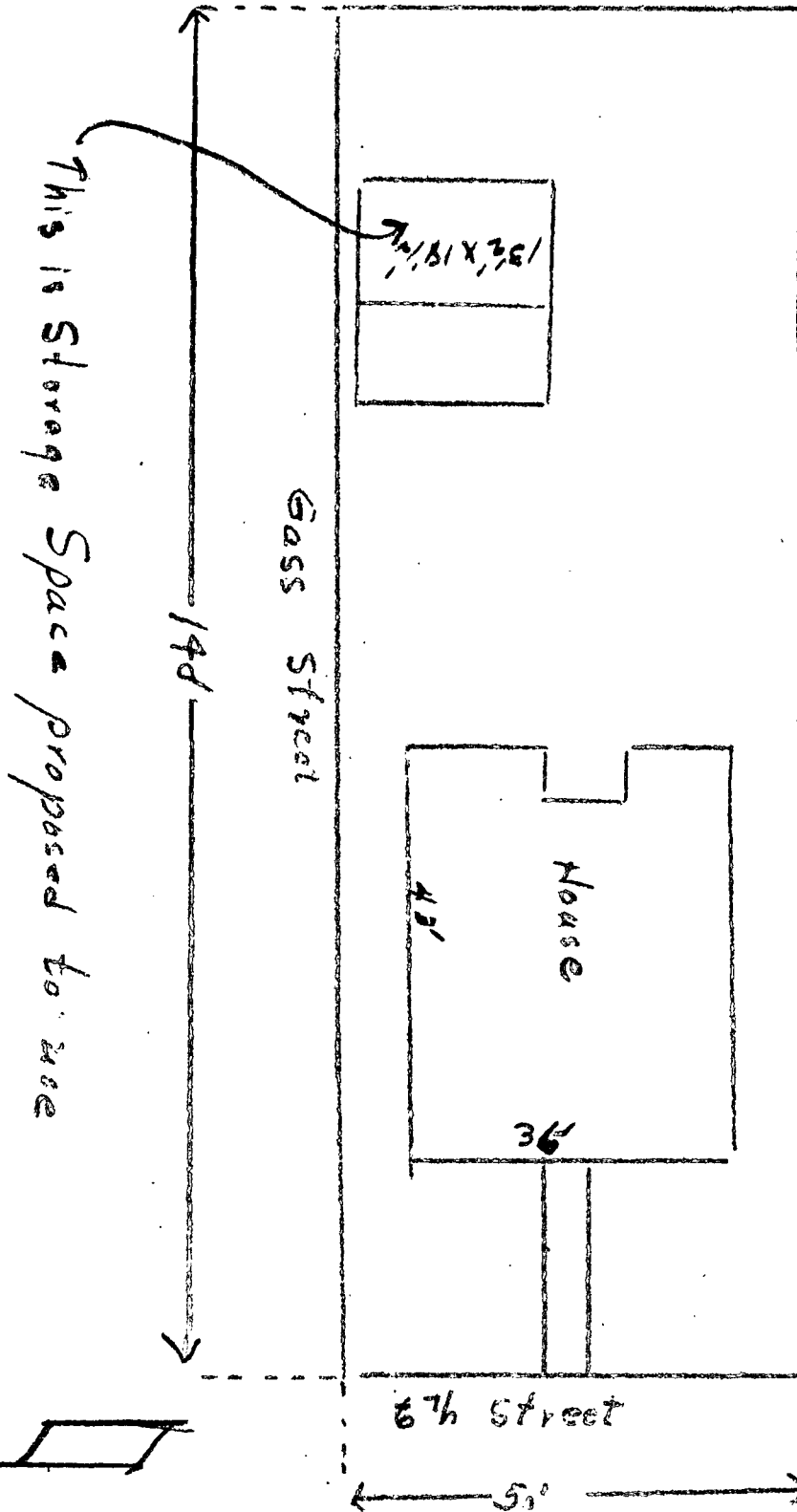
# DEHYDRATED FOODS

DIVISION OF  
GREAT WESTERN MEAT BROKERS

PARENT COMPANY OF  
BUTCHER BOYS  
HORMEL DISTRIBUTING CO.

Phone DU 4-2576

Scale  
20' = 1 inch



68/4/4  
U.S.S-7

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE July 13, 1972

TO: Director of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 10906

NAME OF BUSINESS Ralph Carpenter's Lawn Service

TYPE OF BUSINESS Lawn Maintenance

ADDRESS 2700 East Bonanza Rd. ZONE R-E U-5-57

	YES	NO		
THIS IS A CHANGE OF NAME	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Application is	Approved <input type="checkbox"/>	Denied <input checked="" type="checkbox"/>	and forwarded to	Bldg. <input type="checkbox"/> License <input checked="" type="checkbox"/>

**Denied:**  
**This is not a permitted**  
**use in an R-E Zone.**

\_\_\_\_\_  
Logged By:

\_\_\_\_\_  
DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE June 7, 1972

TO: Director of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 906

NAME OF BUSINESS Ralph Carpenter's Lawn Service

TYPE OF BUSINESS Lawn Maintenance

ADDRESS 2709 East Bonanza Road

ZONE U-5-97  
R-2

	YES		NO		
THIS IS A CHANGE OF NAME	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Application is	Approved <input type="checkbox"/>	Denied <input checked="" type="checkbox"/>	and forwarded to	Bldg. <input type="checkbox"/>	License <input checked="" type="checkbox"/>

**Denial:**  
This is not a permitted use  
in an R-2 zone.

\_\_\_\_\_  
Logged By:

\_\_\_\_\_  
DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE May 1, 1972

TO: Director of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 10009

NAME OF BUSINESS Ralph Carpenter's Lawn Service

TYPE OF BUSINESS Lawn Maintenance

ADDRESS 2700 East Bonanza Road ZONE R-B U-5-57

	YES	NO
THIS IS A CHANGE OF NAME	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application is	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Approved	Denied
		and forwarded to
		Bldg.
		License

**Denied:  
This is not a  
permitted use.**

Logged By:

DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE Feb. 11, 1972

TO: Director of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 0906

NAME OF BUSINESS Ralph Carpenter's Lawn Service

TYPE OF BUSINESS Lawn maintenance

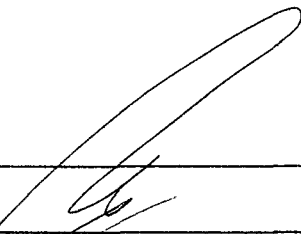
ADDRESS 2700 East Bonanza Rd.

ZONE R-E  
U-5-57

	YES	NO
THIS IS A CHANGE OF NAME	<input checked="" type="checkbox"/>	<input type="checkbox"/>
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Approved	Denied	and forwarded to	Bldg.	License
Application is	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Denied: This is not a permitted use in an R-E zone.

\_\_\_\_\_  
Logged By:   
\_\_\_\_\_  
DIRECTOR OF PLANNING

70  
May 6, 1957

Mr. Nephi Lee  
601 South 6th Street  
Las Vegas, Nevada

RE: U-5-57

Dear Mr. Lee:

At a regular meeting of the Board of Commissioners held May 1, 1957 your application for Use Permit to establish and use garage for selling, storage and redistribution of Dehydrated Foods (Lots 1 & 2, Block 31, South Addition) in an R-4 zone was considered.

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

- 1 - Limited to applicant, Nephi Lee.
- 2 - Only for Dehydrated Foods as specified.
- 3 - No sign to be displayed on the property.
- 4 - Subject to posting of a bond in the amount of \$753.50.

Very truly yours,

Shirley Lodwick  
City Clerk

L'e  
cc: Planning ✓  
Public Works  
Building  
License



R E F E R R A L

BOARD OF COMMISSIONERS

TO: PLANNING

DATE: 5-2-57

At the 5-1-57 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated: **Use Permit - U-5-57- Nephi Lee to establish & use garage of home at 801 S. 6th St. for selling, storage, redistribution of dehydrated foods (Lots 1 & 2, Block 31, South Addn) in an R-4 zone. Approved subject to following conditions:**

- 1 - Limited to applicant - Nephi Lee
- 2 - Only for Dehydrated Foods as specified.
- 3 - No sign to be displayed on the property.
- 4 - Subject to posting of a bond in the amount of \$753.50.

Documents Attached:

---

*[Signature]*  
\_\_\_\_\_  
City Clerk

COMPLETE and RETURN TO CITY MANAGER'S OFFICE BY: Information-Acknowledge

TO: A.H. KENNEDY, City Manager

DATE: May 6, 1957

FROM: Director of Planning

Please note that the action on the above is as follows:

The above information is hereby acknowledged.

Documents Attached:

---

\_\_\_\_\_  
Department Head

Action approved by City Manager

\_\_\_\_\_  
(Date)

NO. 5/ 5-1-57

\_\_\_\_\_  
City Manager

STREET PATTERN  
Sec. 36-20-60  
North Charleston  
Blvd., south of  
Charleston Hghts.

At this time the Commission considered the tentative plan for Street Pattern for the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 36, T20S, R60E, MDB&M. Planning Director Franklin Bills advised the Board that this area is north Charleston Boulevard, south of Charleston Heights subdivision and west of Hyde Park subdivision.

Mr. Bills explained that this area is building up and there is a definite need for a layout of streets, so that rights-of-way can be acquired. The Planning Director further explained that the Planning Commission had held a public hearing and notified approximately 60 property owners, 25 of whom appeared at the hearing and indicated they were satisfied with this proposed street pattern. Mr. Bills advised the Board there was only one letter of protest, but this had been withdrawn when the property owner saw the proposed plan.

Commissioner Bunker moved that the Tentative General Street Pattern for the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 36-20-60, be approved as recommended by the Planning Commission and that a copy of the Tentative Street Plan as approved be submitted to the Bureau of Land Management together with notification of the action of the Board of Commissioners.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

USE PERMIT - U-5-57  
Nephi Lee  
Approved

The Commission considered the application of Nephi Lee for a Use Permit to establish and use the garage of his home at 801 South 6th Street (Lots 1 and 2, Block 31, South Addition) in an R-4 zone for storage, selling and redistribution of Dehydrated Foods.

Planning Director Franklin Bills advised the Commission that this application had been denied by the Board of Zoning Adjustment due to the fact that the buying and selling of goods is not included in those uses permitted by a Use Permit as set forth in the Zoning Ordinance; and further that the granting of this Use Permit would have the same effect as a reclassification from R-4 to C-1.

Discussion was held concerning the hardship involved in this particular application. The Commission was advised that Mr. Lee has to augment his income and is required to do so at his home since he has an invalid mother.

Miss Emily Lee appeared before the Commission and urged the approval of this application. Miss Lee stated that if needed she could secure a petition signed by adjacent property owners indicating they were in favor of this application for a Use Permit.

Thereafter Commissioner Sharp moved the application of Nephi Lee for a Use Permit to use the garage of his home at 801 South 6th Street (Lots 1 and 2, Block 31, South Addition) for storage, selling and redistribution of Dehydrated Foods be approved, and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting held on the 1st day of May, 1957, having considered the application of Nephi Lee for Use Permit to establish and use the garage of his home at 801 South 6th Street (Lots 1 and 2, Block 31, South Addition) in an R-4 zone for storage, selling and redistribution of Dehydrated Foods; and

The Board having considered the recommendation of the Board of Adjustment denying this application due to the fact that buying and selling of goods is not included in those uses permitted by Use Permit as set forth in Zoning Ordinance; further that granting of this Use Permit would have same effect as reclassification from R-4 to C-1;

NOW, THEREFORE, it is the decision of this Board that the application of Nephi Lee for Use Permit to use the garage at 801 South 6th Street for storage, selling and redistribution of Dehydrated Foods be approved subject to the following conditions:

- a - Use Permit limited to the applicant Nephi Lee only.
- b - Only for storage, sale and redistribution of Dehydrated Foods.
- c - No advertising signs to be displayed on the premises.
- d - Applicant post a bond in the amount of \$753.50.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

USE PERMIT - U-7-57  
Citizens Building  
Corporation  
Denied

Consideration was given to the application of the Citizens Building Corporation for a Use Permit to allow the remodeling, maintenance and operation of administrative office building and laboratories by the Atomic Energy Commission, an agency of the United States Government at 900 West Bonanza.

The Commission was advised that the Board of Adjustment recommended denial of this application on the grounds that they have no authority to recommend approval since the applicant has no right, title, or tenancy interest in the property.

Commissioner Fountain moved the recommendation of the Board of Adjustment for denial of this application for Use Permit be accepted without prejudice to the applicant to resubmit a proper application.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Sharp, Fountain, Whipple and His Honor voting aye; noes, none.

\*\*\*\*\* See end of minutes

At the hour of 8:20 P.M. Mayor Baker left the meeting, and Mayor Pro Tem Reed Whipple took the Chair.

#### LOT CLEAN UP BIDS

City Engineer George Wade advised the Commission that informal bids for the City's Lot Clean Up Program had been received, as authorized at the last regular meeting on April 17, 1957, from the following firms:

	<u>Per Hour</u>	
PAUL MATHIS dba M.W.S.	\$23.00	Cleaning & Burning
EQUIPMENT COMPANY	19.00	Burning only
	15.50	Cleaning only

RESOLUTION # 189  
4/25/57

A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF  
NEPHI LEE  
FOR A USE PERMIT TO ESTABLISH AND USE THE GARAGE OF THE HOME  
FOR STORAGE, SELLING, AND REDISTRIBUTION OF DEHYDRATED FOODS AT  
801 SOUTH 6th STREET, LOTS 1 AND 2, BLOCK 31, SOUTH  
ADDITION IN AN R-4 ZONE.

WHEREAS, said application has been received and studied by  
the Board of Zoning Adjustment, and

WHEREAS, this is an application for a Use Permit to conduct a  
retail business in an R-4 Zone, and

WHEREAS, Section 28 of the Zoning Ordinance specifies that Use  
Permits may be issued for any of the uses or purposes for which such permits  
are required or permitted by the provisions of this article, and

WHEREAS, the proposed use, the buying and selling of goods, is  
not included in those uses permitted in an R-4 Zone by means of a Use  
Permit as set forth in Section 19 of the Zoning Ordinance, and

WHEREAS, because of the above facts the Board of Adjustment does  
not have the authority to grant this application, and

WHEREAS, the granting of this Use Permit would have the same  
effect as a Reclassification from R-4 to C-1;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment  
that the application of Nephi Lee for a Use Permit to establish and use the  
garage of the home for storage, selling, and redistribution of Dehydrated  
Foods at 801 South 6th Street, Lots 1 and 2, Block 31, South Addition in an  
R-4 Zone be and hereby is referred to the Board of City Commissioners with  
the recommendation that it be denied.

The foregoing resolution was introduced by Mr. McCoig who moved its  
adoption, which motion was seconded by Mrs. Hurley and upon roll call the ayes  
and nays were as follows:

Aye:	Hurley	Nay: None	Absent: Manzi
	McCoig	Not voting: Borin	
	Replogle		

The Chairman thereupon declared said motion carried and Resolution  
adopted.

M I N U T E S

BOARD OF ZONING ADJUSTMENT  
4/25/57

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Replogle at 7:30 P.M. in the Conference Room of City Hall, Las Vegas, Nevada.

PRESENT: Mrs. Hurley; Messrs. Replogle, Borin, and McCoig.

ABSENT: Mr. Manzi

OTHERS Tom O'Donnell, Assistant City Attorney

PRESENT:

STAFF Director of Planning Franklin J. Bills, Associate Planner Donald  
PRESENT: Saylor, and Recording Secretary Mary Ellen Bolte.

MINUTES: Discussion of the Minutes was deferred until after the Public Hearings were held.

OLD BUSINESS:

U-4-57            The application of Redrock Baptist Church for a Use Permit to  
Redrock            erect a church on the NE corner of Fir and Upland Blvd., legally  
Baptist            described as commencing at the center of Section 36; thence North  
Church            0°50'56" west along the north-south center line of said Section 36  
                     a distance of 421.72' to a point; thence South 89°09'04" west, a  
                     distance of 390' to a point; thence south 0°50'56" east a distance  
                     of 245 feet to a point; thence south 83°12'40" west a distance of  
                     166.73' to the true point of beginning; thence south 0°50'56" east  
                     a distance of 189'; thence at right angles westerly a distance of  
                     184.3' to a point on the east right of way line on Upland Blvd.;  
                     thence northerly along said right of way line a distance of 165';  
                     thence North 83°12'40" east a distance of 185.12' to the true  
                     point of beginning, T20S, R60E, in an R-1 Zone, was introduced.  
                     This application was ordered continued at the request of the  
                     applicant.

NEW BUSINESS:

PUBLIC HEARING:

U-5-57            The application of Nephi Lee for a Use Permit to establish and  
Nephi            use the garage of the home for storage, selling, and redistribution  
Lee

U-5-57  
Cont.

of Dehydrated Foods at 801 South 6th Street, legally described as Lots 1 and 2, Block 31, South Addition in an R-4 zone, was introduced.

The Chairman declared the public hearing open.

Mrs. Lee was present. Mr. G. R. Richards, 731 South 6th Street was also present approving this application.

There was no one present opposing the application.

Mrs. Lee presented a petition to the Board which contained seven (7) signatures of persons approving this application.

The Chairman declared the public hearing closed.

Associate Planner Don Saylor told the Board that letters of protest had been received from Archie C. Grant, 720 South 7th, W. C. and Ann M. Fiedler, 723 South 7th, and Walter S. Hunsaker, 725 South 6th.

Mr. McCoig introduced Resolution #189, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF NEHPI LEE FOR A USE PERMIT TO USE THE GARAGE OF THE HOME FOR STORAGE, SELLING AND REDISTRIBUTION OF DEHYDRATED FOODS AT 801 SOUTH 6th STREET, LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 31, SOUTH ADDITION IN AN R-4 ZONE, and moved its adoption, which motion was seconded by Mrs. Hurley and upon roll call the ayes and nays were as follows:

Aye: Hurley	Nay: None	Absent: Manzi
McCoig	Not voting: Borin	
Replogle		

The Chairman thereupon declared the motion carried and the Resolution adopted.

(Resolution #189 is on file in the Document Book as Document #194)

U-6-57

George  
Von  
Tobel

The application of George Von Tobel for a Use Permit to operate a real estate office at 1325 South 2d legally described as Lot 7, Block 15, Boulder Addition in an R-4 zone was introduced.

This application was ordered withdrawn from the Agenda at the request of the applicant.

U-7-57

Citizens  
Building  
Corporation

The application of Citizens Building Corporation for a Use Permit to allow remodeling, maintenance, and operation of administrative office building and laboratories by Atomic Energy Commission, an

INTER-OFFICE COMMUNICATION

PLANNING DEPARTMENT

DATE: April 11, 1957

TO: Supervisor of Building and Safety  
FROM: Director of Planning  
SUBJECT: U-5-57

I have at hand your comment regarding the Use Permit application by Nephi Lee asking for the right to store and sell dehydrated foods in a garage at 801 South Sixth Street. *RT*

I believe it is desirable to have this building meet fire code requirements, therefore it is requested that you have an inspector check this structure us as to whether or not it presently meets the one-hour fire requirements and/or how much work would be necessary in order to bring it up to these standards.

*Franklin J. Bills*  
FRANKLIN J. BILLS

FJB/wt *Will meet Bldg and fire code requirements, when completed*

*J. H. Mafford - Bldg Dept.  
J. H. Mafford - Fire Dept.*

*For all practical purposes, the bldg. does meet the fire resistance requirements as they are in the process of finishing the job now. A.R. Trelease*

April 11, 1957

*File*

TO: R.K. SHEFFER, Chief of Police  
FROM: SGT. JOHN E. SKELTON  
SUBJECT: NEPHI LEE

Request plans with more details as to location of doors, driveways, loading docks, and etc.

*John Skelton*  
\_\_\_\_\_  
SGT. JOHN E. SKELTON  
Traffic Division

*Refer back to Planning*

JES/am

NOTICE OF PUBLIC HEARING

April 10, 1957

Notice is hereby given that on April 25, 1957 at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

NEPHI LEE FOR A USE PERMIT TO ESTABLISH AND USE  
THE GARAGE OF THE HOME FOR STORAGE, SELLING AND  
REDISTRIBUTION OF DEHYDRATED FOODS AT 801 SOUTH  
6th STREET, LOTS 1 AND 2, BLOCK 31, SOUTH ADDITION  
IN AN R-4 ZONE.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel, and object to, or express approval of, the proposed Use Permit or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.

  
FRANKLIN J. BILLS  
Director of Planning

FJB:meh

U-5-57

INTER-OFFICE COMMUNICATION

PLANNING DEPARTMENT

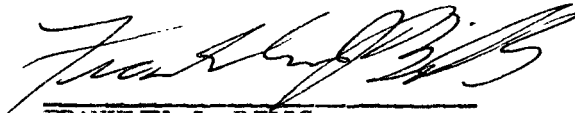
DATE: April 9, 1957

TO: Traffic Engineer  
FROM: Director of Planning  
SUBJECT: Nephi Lee

U-5-57 BZA meeting - April 25, 1957

Attached hereto please find a copy of the plot plans submitted by Nephi Lee for a Use Permit to establish and use the garage of home for storage, selling, and redistribution of Dehydrated Foods. The property is located at 801 South 6th Street, legally described as Lots 1 and 2, Block 31, South Addition in an R-4 Zone.

Your remarks regarding this application prior to April 16, 1957 will be greatly appreciated.



FRANKLIN J. BILLS

4-10-57

*Closing of the existing  
drive way moved corner  
on - all - mit street  
parking. Sec. 69 ?  
chpts 31 / prohibits  
all - mit street  
parking. suggest owner to provide parking.  
Bills*

INTER-OFFICE COMMUNICATION

PLANNING DEPARTMENT

DATE: April 9, 1957

TO: Building Department

FROM: Director of Planning

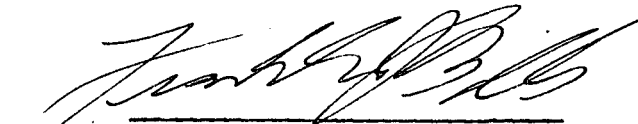
SUBJECT: Nephi Lee

U-5-57

BZA meeting - April 25, 1957


Attached hereto please find a copy of the plot plans submitted by Nephi Lee for a Use Permit to establish and use the garage of home for storage, selling, and redistribution of Dehydrated Foods. The property is located at 801 South 6th Street, legally described as Lots 1, and 2, Block 31, South Addition in an R-4 Zone.

Your remarks regarding this application prior to April 16, 1957 will be greatly appreciated.

  
FRANKLIN J. BILLS

4-10-57

Use would be F-2, garage or storage area must be one hour fire resistive throughout.

  
Supervisor Bldg & Safety

INTER-OFFICE COMMUNICATION

PLANNING DEPARTMENT

DATE: April 9, 1957

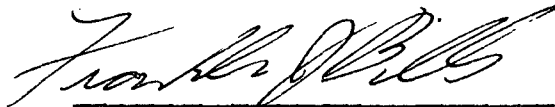
TO: Fire Department  
FROM: Director of Planning  
SUBJECT: Nephi Lee

U-5-57

BZA meeting - April 25, 1957

Attached hereto please find a copy of the plot plans submitted by Nephi Lee for a Use Permit to establish and use the garage of home for storage, selling, and redistribution of Dehydrated Foods. The property is located at 801 South 6th Street, legally described as Lots 1 and 2, Block 31, South Addition in an R-4 Zone.

Your remarks regarding this application prior to April 16, 1957 will be greatly appreciated.

  
FRANKLIN J. BILLS

Should check in the neighborhood to see that their is no objection.

*Bld meet Fire Dept agreement*

*Red*

*no objection from Bldg Dept*

*Harry*

APR 11 1957  
FIRE DEPARTMENT

# DEHYDRATED FOODS

DIVISION OF  
GREAT WESTERN MEAT BROKERS

PARENT COMPANY OF  
BUTCHER BOYS  
HORMEL DISTRIBUTING CO.

April 8, 1957

Phone DU 4-2576

To the Board of Zoning Adjustment  
City of Las Vegas, Nevada

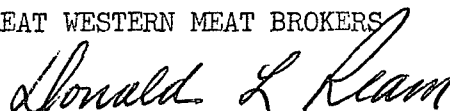
Gentlemen:

In support of the application for a use permit being filed in the name of Nephi Lee on behalf of Emily Lee, Manager of Dehydrated Foods, Division of Great Western Meat Brokers; we would desire consideration of the hardship surrounding Miss Lee's position as manager of this division of the Great Western Meat Brokers, in as much as Miss Lee is tied at home to take care of her ailing mother. It is impossible for her to spend the necessary time at our present location. We are desirous of securing a use permit to use the garage in their home as storage and redistribution of canned dehydrated foods, for the purpose of supplying the merchandise to L. D. S. and other families in conjunction with the Civilian Defense and the L. D. S. Church food storage program.

Your favorable consideration will be appreciated.

Yours very truly,

GREAT WESTERN MEAT BROKERS



Donald L. Ream, Owner and Manager

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,..... Nephi Lee ....., the

owner, respectfully petitions for a special use permit to:..allow Emily Lee, my sister,.. as manager of the Dehydrated Foods, Division of Great Western Meat Brokers, to establish and use the garage of my home for storage and redistribution of Dehydrated Foods.

*land sitting*

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

The property is situated at.. 801 South 6th Street, Las Vegas, Nevada between...6th and 7th Street...and on Cass Street.....in Land Use Zone...R-4.....

Said property is legally described as follows:..... Lots 1 and 2 Block ~~10~~ 31, South Addition to the City of Las Vegas, Nevada

Said property was acquired by the applicant on ..... December, 1947 ..... State the use of Month Day Year

property permitted under the deed restrictions... don't know of any deed restrictions...

Expiration date of deed restrictions:..... Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Five plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting, etc.
2. Any other pertinent information which may be requested.

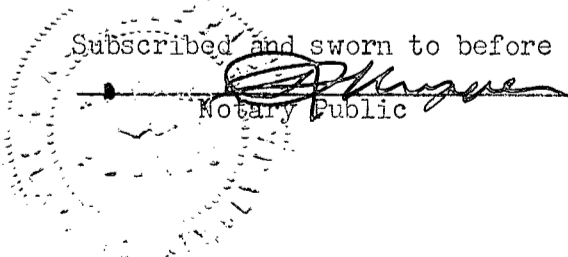
OWNER'S AFFIDAVIT

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

Du 4-2576 Telephone Number

*Nephi Lee* Signature of Owner
801 South 6th, Las Vegas, Nev. Mailing Address

Subscribed and sworn to before me this... 8th day of... April, 1957...



The prescribed filing fee of \$25.00 received by:.....

Receipt No... 62044

Date... 4-9-57

WALTER S. HUNSAKER  
725 SOUTH SIXTH  
LAS VEGAS, NEVADA

*Sayler & File*  
*Z*

April 22, 1957

Mr. Franklin Bills  
Director of Planning  
Board of Zoning Adjustment  
City Hall  
Las Vegas, Nevada

Dear Mr. Bills:

With reference to the application of Nephi Lee for a use permit for the commercial use of a garage at 801 So. Sixth Street, please accept my objection to the commercial use of any property in this vicinity.

Only recently this area was rezoned from R-1 to R-4 over the strenuous objection of many nearby home owners, and any further breakdown in this residential area is strongly protested. Commercial areas of all types are available all over town and it seems unnecessary to allow further encroachment on residential areas.

I wish to compliment you on your stand against spot zoning. Spot zoning and use permits which allow commercial use of property in residential zones will eventually defeat the very purpose of city planning and zoning ordinances.

Very truly yours,

*Walter Hunsaker*



## ARCHIE C. GRANT

P. O. Box 431  
209 SOUTH MAIN STREET  
LAS VEGAS, NEVADA

Apr. 25th, 1957

Mr. Franklin J. Bills,  
Director of Planning  
City of Las Vegas,  
Las Vegas, Nevada.

Dear Mr. Bills:

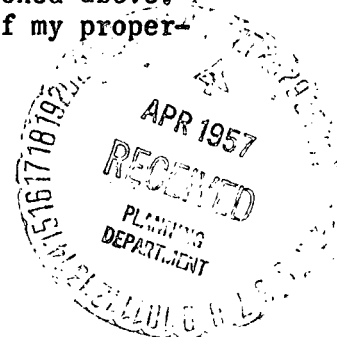
I wish to go on record as opposing the application of Nephi Lee for a use permit to establish and use the garage at 801 South 6th Sts. Las Vegas, Nevada, for the purpose of selling and storage of dehydrated foods or any other articles.

I feel that opening up a location such as this one will tend to reduce or harm values of properties in that part of the city. Only one year ago the City changed south 6th street with respect to zoning and designated the West side of the street for other uses. It does strike the writer that if you are to allow this change in Zoning that it will only be a matter of weeks or months until others will want to make similar changes in Zoning to fit their needs or anticipated needs. We should find a stopping place for such changes.

Thanking you for considering this letter in opposition to this plan change, I remain

Yours very truly  

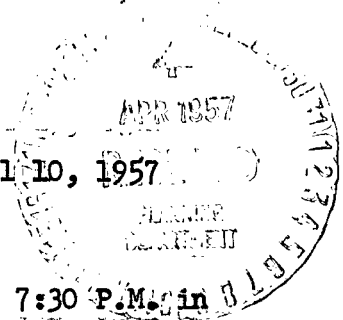

I reside at 720 South 7th and own the corner at 7th and Gass streets just a half block from the property mentioned above. I feel that if this change is allowed the value of my property will be damaged.



*Snyder & Co.*  
*ZC3*

NOTICE OF PUBLIC HEARING

April 10, 1957



Notice is hereby given that on April 25, 1957 at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

NEPHI LEE FOR A USE PERMIT TO ESTABLISH AND USE THE GARAGE OF THE HOME FOR STORAGE, SELLING AND REDISTRIBUTION OF DEHYDRATED FOODS AT 801 SOUTH 6th STREET, LOTS 1 AND 2, BLOCK 31, SOUTH ADDITION IN AN R-4 ZONE.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel, and object to, or express approval of, the proposed Use Permit or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.

*Mr. F. J. Bills:*

*Franklin J. Bills*  
FRANKLIN J. BILLS  
Director of Planning

FJB:mab

U-5-57

*Please accept this as record of our opposition to above proposal.*

*W.C. Fiedler*  
*Ann M. Fiedler*  
*723 South Seventh*

To City Commissioners  
Las Vegas, Nevada  
and  
To City Planning Commission  
Las Vegas, Nevada

April 23, 1957

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

We the undersigned are in favor of, and petition your body to issue a use permit to Mr. Nephi Lee and Miss Emily Lee for the purpose of using their garage for the storage of, redistribution of, and the selling of Dehydrated foods.

Name

Respectfully yours,

Address

✓ Mrs. W. A. Rice 800 So. 7<sup>th</sup> St.

✓ W. A. Rice 800 So. 7<sup>th</sup> St.  
731 So. 6<sup>th</sup> St.

✓ Mrs. G. B. Richards 1315 So. 2<sup>nd</sup> St.

G. B. Richards 731 So. 6<sup>th</sup> St.  
1315 So. 2<sup>nd</sup> St.

Mrs. Margaret E. Smith 811 So. 6<sup>th</sup> St.

✓ Martin J. Paes 804 So. 6<sup>th</sup> St.

✓ Margaret Paes 804 So. 6<sup>th</sup> St.

SOUTH ADDITION

Block 25	Lot	9-10-12-12	<del>Gordon W &amp; Katie Potter</del>	727 S 5th
		13-14	<del>Thomas &amp; Margaret Sager</del>	725 S 5th % Gordon Potter
		15-16	<del>Mrs L A Rockwell</del>	1400 Comstock Drive
		15-16 Impr.	<del>Cliff's Fifth Street Market</del>	729 So 5th
		17-18-19	<del>Gordon W &amp; Katie Potter (Above)</del>	
		20-21	<del>Anna Rosso</del>	707 S 6th
		22-23-24	<del>Blaine S. &amp; Arvilla Johnson</del>	615 S 7th
		25-26	<del>Ann E. Wadsworth</del>	1661 Ridgeway Drive Glendale 2, Calif.
Block 26	Lot	1-2-3-4-5-6- 7-8-9-23-24	<del>C Norman &amp; Bede Cornwall &amp; Wm &amp; Gladys Pollard &amp; R Julian &amp; Frances Moore</del>	% Ye Wayside Court 801 S 5th
		10-11	<del>Jacob E &amp; Edward J Von Tobel</del>	217 S 5th
		19-20	<del>Alane M. Wadsworth</del>	1132 S 10th
		21-22	<del>Aurielo &amp; Jean C Gallo</del>	824 S 6th
		25-26	<del>Wm J &amp; Roberta Acklin</del>	812 S 6th
		27-28	<del>Charles G &amp; Cecille M Crowe</del>	Box 670 L V
		29-30	<del>Martin J &amp; Margaret Paes</del>	804 S 6th
		31-32	<del>Irene Christianson</del>	801 Third Ave., East Williston, N. Dak.
Block 30	Lot	7-8	<del>J Will &amp; Laura B Carson</del>	715 S 6th
		9-10	<del>George C &amp; Velma F Bondley</del>	Box 1907 L V
		11-12	<del>Dave &amp; Lynell Berman</del>	721 S 6th
		13-14	<del>Walter S &amp; Martha M Hunsaker</del>	725 S 6th
		15-16	<del>Graham R &amp; Ila M Richards &amp; Wm A &amp; Carmelita O Wilson</del>	1315 S 2d St.
		17 thru 23	<del>Archie C &amp; Zora F Grant</del>	Box 431 L V
		24-25-26	<del>Vella T Stevenson</del>	714 S 7th

SOUTH ADDITION

Block 31	Lot	1-2	✓ Neohi & Patience Lee	801 S 6th
		3-4-5-6	✓ P O Silvarri & Apache Hotel	102 N 2d
		6-7-8	✓ Richard P & Margaret E Smith	811 S 6th
		8-9-10	✓ Irwin R & Rene B Crandall	819 S 6th
		11-12-13	✓ Dave & Delia Stearns	Box 808 L V
		14-15-16	✓ Wm T Grant & Lee Glenn	Box 184 L V
		17-18-19	✓ Emmalyn L Payne	2004 Peyton Drive
		19-20-21	✓ J K Wadsworth	824 S 7th
		22-23-21	✓ John E & Nancy L Craddock	820 S 7th
		24-25	✓ J E & Jo Ann U Pulliam	818 S 7th
		26-27	✓ Byron Wilford & Stella May Snider	810 S 7th
		28-29-30	✓ Charles S Ruhl	808 S 7th
		31-32	✓ W A & Virginia Rice	800 S 7th
Block 33	Lot	11-12	✓ Wm C & Ann M Fiedler	723 S 7th
		13-14	✓ Wm L & Belle Hall	729 S 7th
		15-16	✓ W J & Colleen A Bernard	1621 Chapman Drive
Block 34	Lot	1-2-3-4	✓ Dr Joe Ingersoll & ✓ Dr W L Zeiger & ✓ Dr Rheen U Call	2980 Cedar Ave
		5-6-7-8-9-10	✓ C L Ronrow	6144 Beaumont Ave La Jolla Calif.