

Planning & Development Department
Scanning Cover Sheet

Case No U-21-58

APN

Location 300 E OAKLEY

Applicant ROYES J PETERSEN

Subject

USE PERMIT TO OPERATE A REAL ESTATE OFFICE
ON A TEMPORARY BASIS (TO TERMINATE PRIOR TO
APRIL 1, 1959) IN AN R-3 ZONE

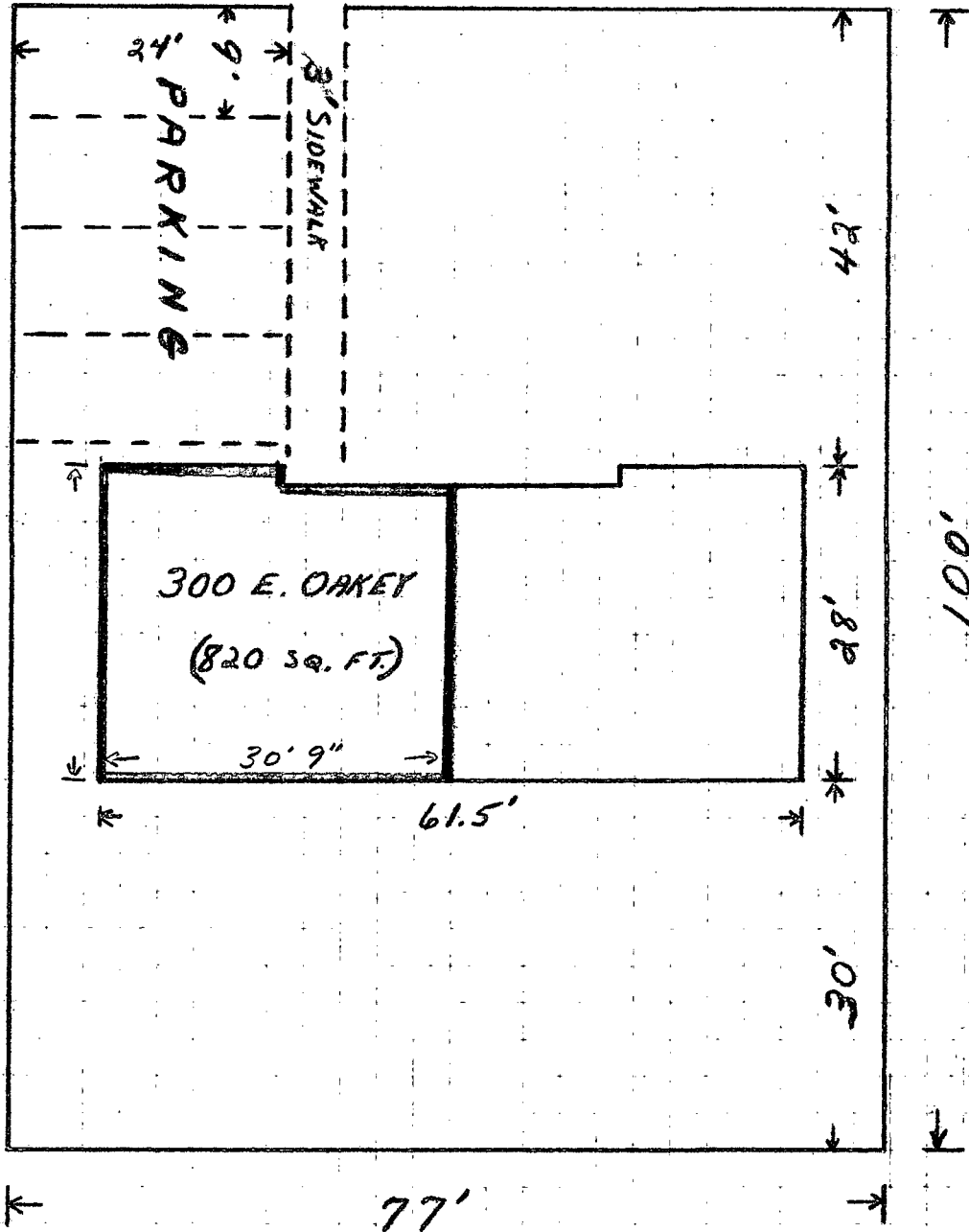


OAKLEY BLVD.



6' SIDEWALK

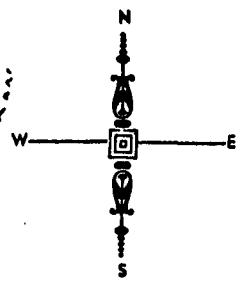
20'
ALLEY



SCALE: 1" = 16'

PLAT

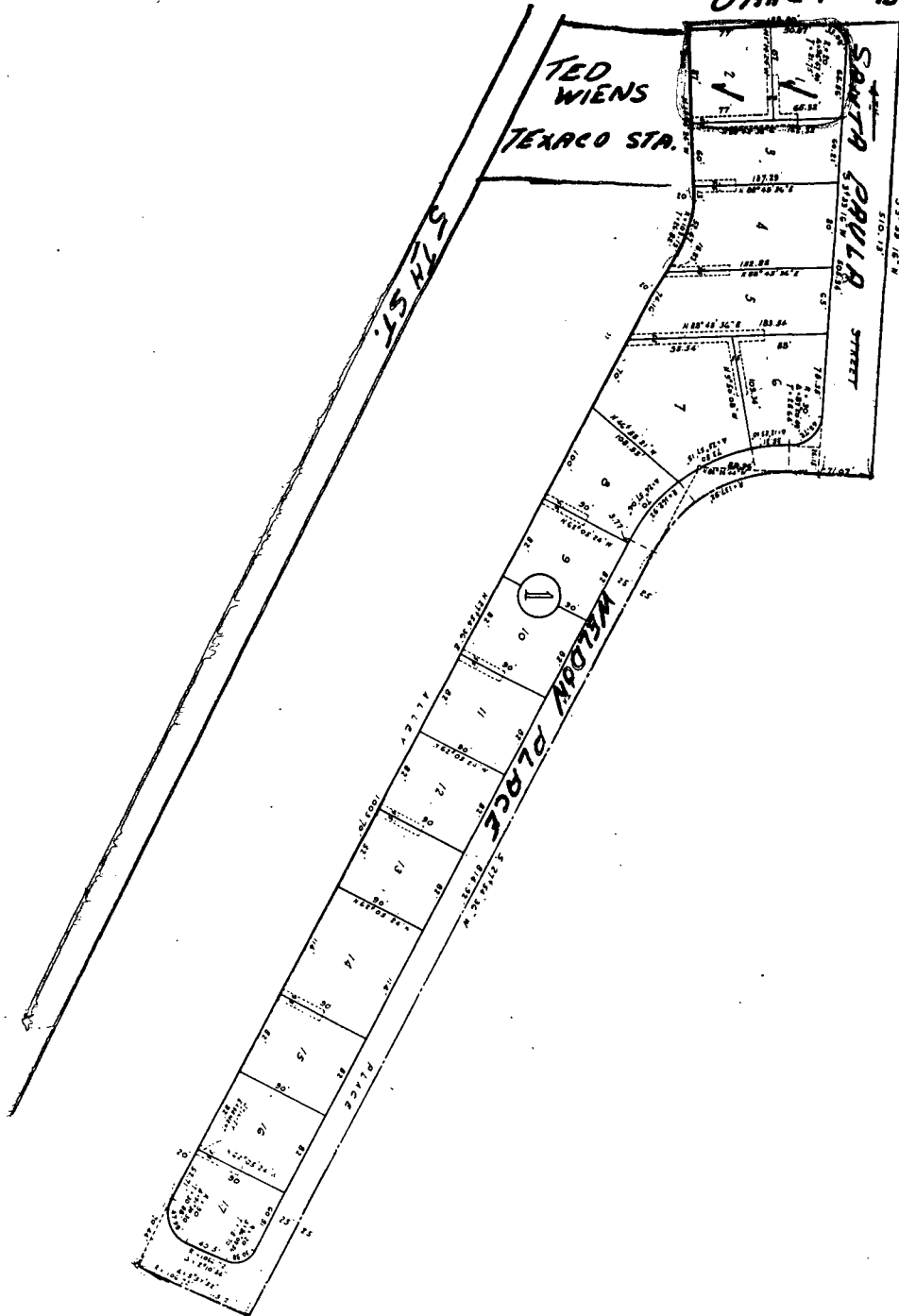
MOTEL



Showing the tract of land described in
Title Policy No.

Plat of El Centro Addition, Tract No. 1
City of Las Vegas, Nevada

DAVEY BLVD.



This plat is furnished for information. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

21

November 6, 1958

Royes J. Petersen
700 Oakey Blvd.
Las Vegas, Nevada

Dear Mr. Petersen:

Re: U-21-58

At a regular meeting of the Board of City Commissioners held November 5, 1958, your application for a Use Permit to allow Marion R. McCann to operate a real estate office on a temporary basis, to terminate prior to April 1, 1959, at 300 E. Oakey Boulevard, between South 5th Street and Santa Paula Avenue, legally described as Lot 2, Block 1, El Centro Addition, in an R-3 zone, was considered.

Upon motion made, seconded and carried this application for Use Permit was approved subject to the conditions that the permit be issued to Marion R. McCann, that it be non-transferrable, and that it terminate on April 1, 1959.

Very truly yours,

ROBERT F. BOOS
ACTING CITY CLERK

RFB:h

cc: Planning ✓
License



October 27, 1950

Comptroller, City and County of Denver
City Hall
and Legal, advised

Re: [unclear]

At a regular meeting on October 20, 1950, the Board of Public Adjustment voted to refer to the Board of City Commissions the application of James J. [unclear] for a one year term to fill a position in the [unclear] office on a temporary basis, to terminate [unclear] on April 1, 1951, at 300 [unclear] [unclear] St., between South 9th Street and South 10th Street, [unclear] described as lot 2, block 2, of [unclear] addition, in an L-3 zone, with the recommendation that it be approved in accordance with the facts set forth in Resolution 1224, copy of which is attached hereto.

Very truly yours,

Richard S. [unclear], Secretary

Board of Public Adjustment

cc: [unclear]

- cc: City Clerk
- City Manager
- City Attorney
- Commissioner of Public Works

INSTRUCTIONS TO DELIVERING EMPLOYEE	
<input type="checkbox"/>	DELIVER ONLY TO ADDRESSEE (20¢ additional)
<input type="checkbox"/>	SHOW ADDRESS WHERE DELIVERED IN ITEM 4 BELOW (31¢ additional)
RECEIPT	
Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.	
1. SIGNATURE OR NAME OF ADDRESSEE	<i>Noyes J. Peterson</i>
2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)	<i>[Signature]</i>
3. DELIVERY DATE	10-25-58 <i>Blz</i>
4.	

RECEIVED
OCT 25 1958
PLANNING DEPARTMENT

OCTOBER 25, 1958

66-16-71542-2 GPO

Noyes J. Peterson
700 Oakley Blvd.
Las Vegas, Nevada

Dear Mr. Peterson:

At the meeting of the Board of zoning adjustment on October 23, 1958, a public hearing was held relative to your application for a variance to allow Marion W. McGinn to operate a real estate office on a temporary basis, to terminate prior to April 1, 1959, at 200 ~~East~~ Oakley Boulevard, between South 5th Street and Santa Paula Avenue, legally described as lot 2, block 1, El Centro addition, in an R-3 zone.

The board voted to adopt the enclosed resolution recommending approval of this application.

The Board of City Commissioners will consider your application at their next regular meeting, November 2, 1958, held in the Council Chamber, City Hall, at 7:30 P.M.

Very truly yours,

BOARD OF ZONING ADJUSTMENT

FRANKLIN J. BILLS
Secretary

FJB/pre
Encl.

cc: City Clerk
City Manager

Board of Zoning Adjustment Minutes
October 23, 1958

imously voted that the application be held in abeyance until the next Regular Meeting on November 20, 1958, provided the Church can, at that time, present to the Board suitable architectural drawings of the proposed Church.

NEW BUSINESS:

U-20-58 Application of Jack C. Cherry, Inc. for a Use Permit to allow M. John Howison to operate an insurance agency at 406 South 3rd St., between Lewis and Clark Streets, legally described as Lots 27, 28 and 29, Block 22, Clark's Las Vegas Townsite, in an R-4 zone, was introduced.

The Chairman declared the public hearing open and asked if there was anyone present in support of the application. Mr. M. John Howison was present and he stated that his business would be very limited since he is 68 years old and his business would depend entirely upon his own personal contact and telephone contact. No one was present in objection to the application, and the Chairman declared the public hearing closed.

Mr. Replogle introduced RESOLUTION #223, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF JACK C. CHERRY, INC. FOR A USE PERMIT TO ALLOW M. JOHN HOWISON TO OPERATE AN INSURANCE AGENCY AT 406 SOUTH 3RD STREET, BETWEEN LEWIS AND CLARK STREETS, LEGALLY DESCRIBED AS LOTS 27, 28 AND 29, BLOCK 22, CLARK'S LAS VEGAS TOWN-SITE IN AN R-4 ZONE, which was seconded by Mr. White, and upon roll call the ayes and nays were as follows:

Aye: Replogle	Nay: None	Absent: Hurley
White		Borin
Garth		

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

U-21-58 Application of Royes J. Petersen for a Use Permit to allow Marion R. McCann to operate a real estate office on a temporary basis, to terminate prior to April 1, 1959, at 300 West Oakey Boulevard,

Board of Zoning Adjustment Minutes
October 23, 1958

between South 5th Street and Santa Paula Avenue, legally described as Lot 2, Block 1, El Centro Addition, in an R-3 zone was introduced.

The Chairman declared the public hearing open and asked if there was anyone present in support of the application. Both Mr. Petersen and Mr. McCann were present. There were no objections. The Chairman declared the public hearing closed.

A motion was made by Mr. Replogle, and seconded by Mr. Garth for approval of RESOLUTION #224, RECOMMENDING APPROVAL OF THE APPLICATION OF ROYES J. PETERSEN FOR A USE PERMIT TO ALLOW MARION R. MC CANN TO OPERATE A REAL ESTATE OFFICE ON A TEMPORARY BASIS, TO TERMINATE PRIOR TO APRIL 1, 1959, AT 300 WEST OAKLEY BOULEVARD, BETWEEN SOUTH 5TH STREET AND SANTA PAULA AVENUE, LEGALLY DESCRIBED AS LOT 2, BLOCK 1, EL CENTRO ADDITION, IN AN R-3 ZONE. Upon roll call the ayes and nays were as follows:

Aye: Replogle	Nay: None	Absent: Borin
White		Hurley
Garth		

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

U-22-58

Application of Mr. & Mrs. W. M. Ivy for a Use Permit to conduct a day nursery for nine infants or less at 125 North Bruce Street, between Fremont and Ogden Streets, legally described as Lot 21, Block 4, Mayfair #3, in an R-1 zone was introduced.

The Chairman declared the public hearing open. Mr. and Mrs. Ivy were present in support of the application. Mrs. Dave Slaughter, 141 North Bruce, and Elizabeth W. Parker, 124 Pico Way, stated objections to any signs that might be posted. After being told that a sign would be prohibited, and the children were under the age of two years and would be fenced in the the Ivy yard, both Mrs. Slaughter and Mrs. Parker withdrew their objections. The Chairman declared the public hearing closed.

At this time RESOLUTION #225, RECOMMENDING APPROVAL OF THE APPLI-

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

DATE: October 21, 1958
FILE: 504.4

TO : Planning Department
FROM : Principal Civil Engineer
SUBJECT: Use Permit (U-21-58) Royes Petersen

File

Your memorandum of October 9th requested comments by the Engineering Department on a Use Permit to operate a real estate office, on a temporary basis, on property located at 300 East Oakey Blvd., between So. 5th and Santa Paula Avenue, legally described as Lot 2, Block 1, El Centro Addition #1.

The Engineering Department has no requirements for the installation of improvements at this site.



V. B. Uehling
Principal Civil Engineer

VBU:js



Don
Fil
20

FIRE DEPARTMENT
INTER-OFFICE COMMUNICATION

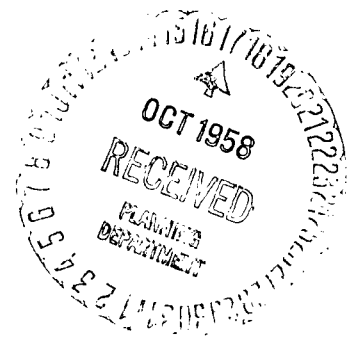
DATE: October 17, 1958

TO: Director of Planning
FROM: Fire Prevention Bureau, Fire Department
SUBJECT: U-21-58 - Royes J. Petersen

This department has no objections to a Use Permit to operate a real estate office, on a temporary basis at 300 E. Oakey Boulevard, provided that the structure meets all the requirements of the Fire Prevention and Building Codes.

Jack B. Healy
Jack B. Healy, Inspector
Fire Prevention Bureau

H'c



10/10/50, 11/10/50
7/3.

Director of Hygiene
Acting
Supervisor, Building and Safety Division

- 7-15-50 - 2111 Centre Coal Co., 1-20-50 - Jack Murray, Inc.,
- 8-21-50 - Payer T. Jensen, 1-21-50 - Co. of Inc.
- 11-23-50 - John H. Olson, Inc., 1-23-50 - Alton L. Liden, Inc.

To have investigated each of the subject addresses where there are signs or evidence
is desired as per your attached letterhead memo. In no case and no matter what
do we find any reason to refer or advise these individuals.

W. J. [Name] Acting Supervisor

WJS (6 copies, 2 photostats)


NOTICE OF PUBLIC HEARING

October 13, 1958

Notice is hereby given that on October 23, 1958 at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

ROYES J. PETERSEN FOR A USE PERMIT TO ALLOW
MARION R. MCCANN TO OPERATE A REAL ESTATE OFFICE
ON A TEMPORARY BASIS, TO TERMINATE PRIOR TO
APRIL 1, 1959, AT 300 EAST OAKLEY BOULEVARD, BE-
TWEEN SOUTH 5TH STREET AND SANTA PAULA AVENUE,
LEGALLY DESCRIBED AS LOT 2, BLOCK 1, EL CENTRO
ADDITION TRACT 1, IN AN R-3 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.

/s/ 
FRANKLIN J. BILLS
Director of Planning

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: 10-9-58

TO: Building Department
FROM: Director of Planning
SUBJECT: U-21-59 - Royes J. Petersen

Attached hereto please find a copy of the plot plans submitted by Royes J. Petersen, for a Use Permit to operate a real estate office, on a temporary basis, to terminate prior to April 1, 1959, with property located at 300 E. Wakey Boulevard, between So. 5th St. and Santa Paula Ave., legally described as Lot 2, Block 1, El Centro Addition #1, in an R-3 zone.

Your remarks regarding this application prior to October 20, will be greatly appreciated.

by Donald J. Saylon
FRANKLIN J. BILLS

10-9-58

Fire Department

Director of Planning

U-21-58 - Royce J. Petersen

Attached hereto please find a copy of the plot plans submitted by Royce J. Petersen, for a Use Permit to operate a real estate office, on a temporary basis, to terminate prior to April 1, 1959, with property located at 300 E. Oakley Boulevard, between So. 5th St. and Santa Paula Ave., legally described as Lot 2, Block 1, El Centro Addition #1, in an R-3 zone.

Your remarks regarding this application prior to October 20, will be greatly appreciated.

FRANKLIN J. BILLS

10-9-58

Engineering

Director of Planning

U-21-58 - Royes J. Petersen

Attached hereto please find a copy of the plot plans submitted by Royes J. Petersen, for a Use Permit to operate a real estate office, on a temporary basis, to terminate prior to April 1, 1959, with property located at 300 S. Oakley Boulevard, between So. 5th and Santa Paula Ave., legally described as Lot 2, Block 1, El Centro Addition #1, in an R-3 zone.

Your remarks regarding this application prior to October 20, will be greatly appreciated.

FRANKLIN J. BILLS

1419 Griffith Ave.
Las Vegas, Nevada
Sept. 5, 1958

City Planning Commission
Las Vegas, Nevada

Attention: Mr. Franklin Bills
Planning Engineer

Gentlemen:

I would like to make application for zoning or for a zone variance on lots 1 and 2, Blk. 1, Tract 1, El Centro Addition to the city of Las Vegas (lot 2 - 300 & 302 E. Oakey Blvd.; lot 1 - 304 E. Oakey Blvd. & 1700 Santa Paula Ave.)

Request is for zoning which would permit use of the property for professional offices such as doctor, dentist, accountant and real estate offices. Each property consists of a duplex (2 bedrooms each unit with approx. 800 sq. ft. each) which would be readily adaptable to offices. Ample off-street parking could be provided.

The two lots are located on Oakey Blvd., facing north, between 5th St. and Santa Paula Ave., with commercial property on the west (Ted Wein's Texaco Service), the Deluxe Motel across the street to the north and multiple units to the east and south.

I am negotiating with the owner, Mr. Royes Petersen, to utilize one side of a duplex (lot 2) for a real estate office and to rent the other side to a doctor or other professional person. I am not personally concerned with lot 1, but thought you would prefer to consider both parcels, as they comprise the property between the alley and the corner of the block.

Attached are statements from property owners in the immediate vicinity, which indicate they would have no objections to the requested use of the property.

Sincerely yours,


Marion R. McEann

RESOLUTION # _____

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF ROYES J. PETERSEN FOR A USE PERMIT TO ALLOW MARION R. MC CANN TO OPERATE A REAL ESTATE OFFICE ON A TEMPORARY BASIS, TO TERMINATE PRIOR TO APRIL 1, 1959, BETWEEN SOUTH 5TH STREET AND SANTA PAULA AVENUE, LEGALLY DESCRIBED AS LOT 2, BLOCK 1, EL CENTRO ADDITION TRACT 1, IN AN R-3 ZONE.

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

WHEREAS, this is an application to operate a temporary real estate office in an R-3 zone, and

WHEREAS, temporary real estate offices, whose operation is primarily the sale of property in one particular location and may be permitted in this zone by means of a Use Permit, and

WHEREAS, the applicant has requested this permit on a temporary basis to terminate April 1, 1959,

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of Royes J. Petersen for Marion M. McCann to operate a real estate office on a temporary basis, to terminate prior to April 1, 1959, on property located between South 5th Street and Santa Paula Avenue, legally described as Lot 2, Block 1, El Centro Addition Tract 1, in an R-3 zone, be and hereby is referred to the Board of City Commissioners with the redommendation that it be approved, subject to the following conditions:

1. That the Use Permit be restricted to the use of Marion R. McCann and that it shall terminate on April 1, 1959.

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Royes J. Petersen, the owner, respectfully petitions for a special use permit to: allow Marion R. McCann to operate a real estate office, on a temporary basis, to terminate prior to April 1, 1959. Sales activity will be concentrated on the sale of the El Centro Addition property.

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

The property is situated at 300 East Oakey Blvd., Las Vegas, Nevada between So. 5th St. and Santa Paula Ave. in Land Use Zone R-3.

Said property is legally described as follows: Lot 2, Block 1, Tract 1, El Centro Addition to the City of Las Vegas.

Said property was acquired by the applicant on 1950 State the use of property permitted under the deed restrictions No pertinent 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.

EL CENTRO, INC., BY Royes J. Petersen

DU 4-4568 Telephone Number

Royes J. Petersen Signature of Owner

700 Oakey Blvd. Mailing Address

Subscribed and sworn to before me this 8th day of Oct., 1958.

Notary Public

My Commission Expires May 14, 1961

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

Receipt No. 08779

Date

M' Cann
Du 22630

To Whom It May Concern

The undersigned owners of property in the vicinity of Oakey Blvd and Santa Paula Ave., Las Vegas, Nevada, offer no objections and will not protest re-zoning of the property as follows:

Lots 1 and 2, Block 1, Tract 1, El Centro Addition to the City of Las Vegas, with zoning or a zone variance to permit the use of the property for professional offices such as doctor, dentist, accountant and real estate offices.

.....

El Centro Addition:

Tract 1, except lots 14, 15, 16 & 17
Blk. 2, Tract 2, except lots 10, 11, 12, 13

Royalty Peterson 10/5/58

Ted Wiens Automotive Center
1701 S. 5th St. (SE corner 5th & Oakey)

Ted Wiens 10/5/58

Deluxe Motel
1601 S. 5th St.
NE corner 5th & Oakey

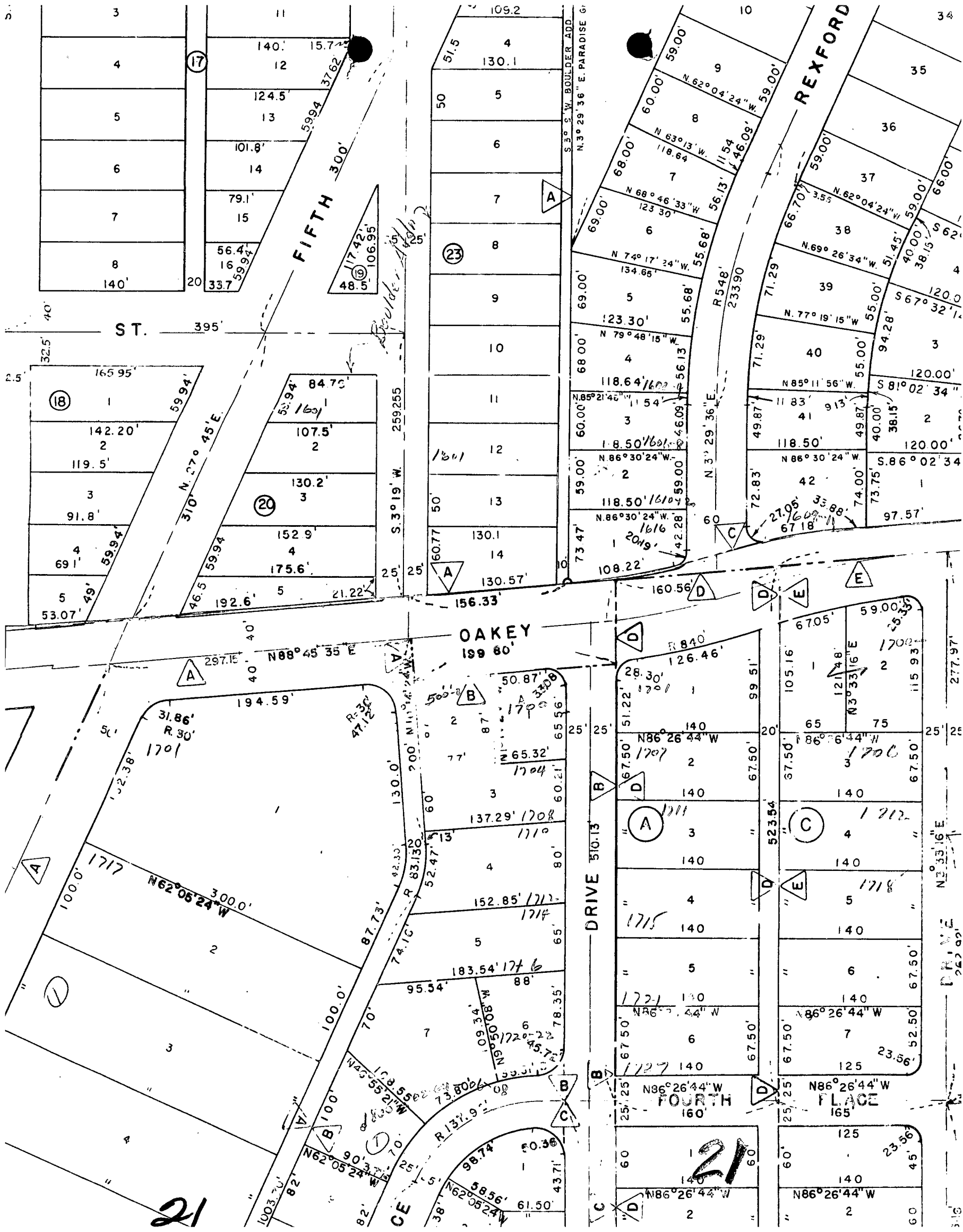
(C.V. NUDREY)

C.V. Nudrey 10/5/58

Paradise Grove Apartments
1610 Rexford Pl. (office)

Apartments
1701 Santa Paula Ave.
SE corner Oakey & Santa Paula

- ✓1. Frances I. Dudley &
Mayme Smith
1601 So. Fifth
- ✓2. Estelle Stechel
% Wayne Turner
1513 So. Fifth
- ✓3. Philip Yousem &
Milton Gordon
%9015 Wilshire Blvd.
Beverly Hills, Cal.
- ✓4. Sellman Automobile Co.
801 Fremont
- ✓5. Betty Shoong Chann
% Mat Schmulowitz, Atty.
625 Market St., Suite 1208
San Francisco, Calif.
- ✓6. Jack Wallace
"Smiling Jack's Used Cars"
1717 So. Fifth
- ✓7. Thomas & Agnes Myers
2327 LaMesa Drive
Santa Monica, Calif.
- ✓8. Donald Broomfield
1727 So. Fifth
- ✓9. El Centro, Inc.
701 Oakey Blvd.
- ✓10. Harry & Jerome Mack
1700 So. Sixth St.
- ✓11. Paul Manuel &
Samuel Kurland
541 So. Spring St., Room 212
Los Angeles 13, California
- ✓12. Nate & Jerome Mack
1700 So. Sixth
- ✓13. Royes J. Petersen
701 Oakey Blvd.
- ✓14. Marion McCann
1419 Griffith



ST.

FIFTH 300'

OAKLEY
199 60'

DRIVE 510.13

FOURTH

PLACE

REXFORD

21

21

