

Planning & Development Department  
Scanning Cover Sheet

Case No U-24-58

APN

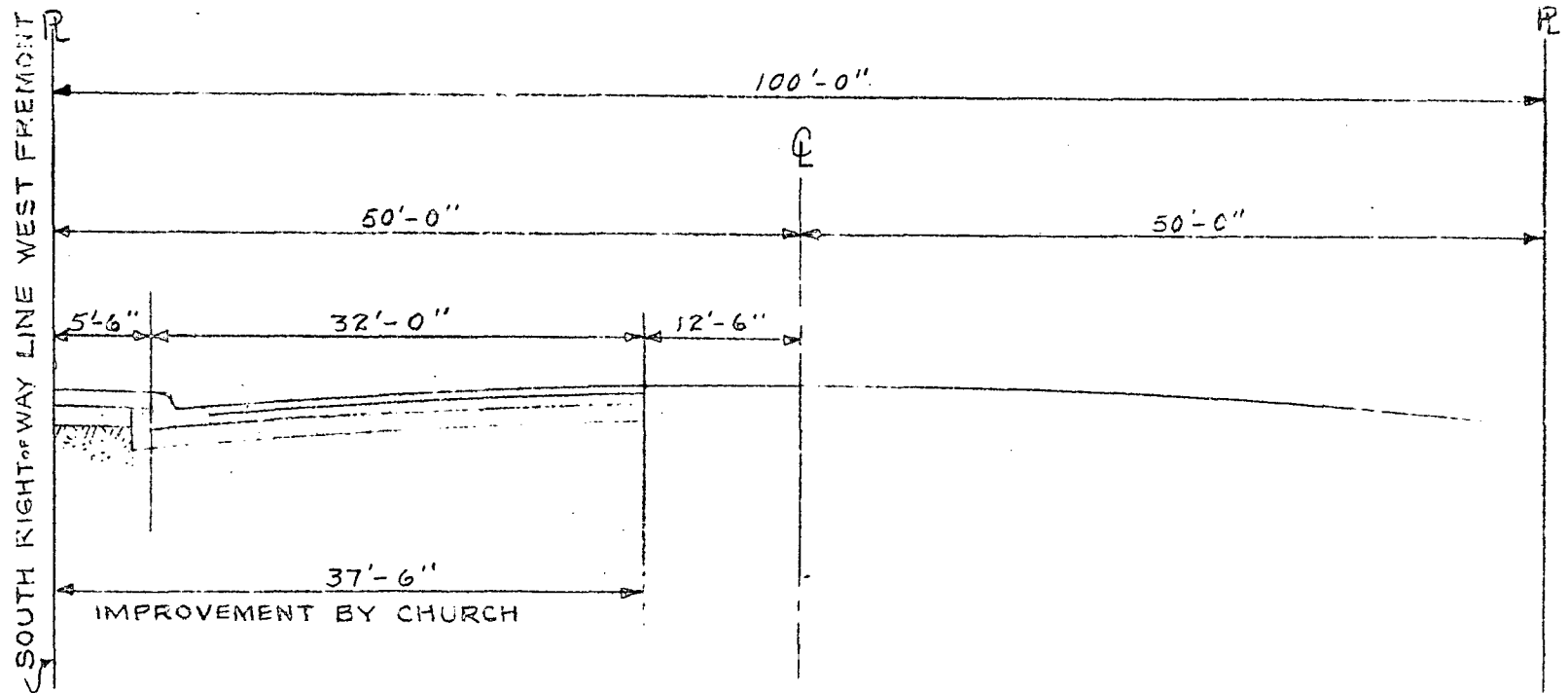
Location EAST SIDE OF RANCHO RD,  
NORTH OF RANCHO VISTA

Applicant FIRST CHRISTIAN CHURCH OF LAS VEGAS

Subject

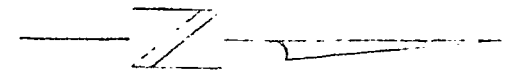
USE PERMIT TO BUILD A CHURCH AND FELLOWSHIP  
HALL WHICH WILL BE USED FOR WORSHIP SERVICES  
AND SUNDAY SCHOOL CLASS ROOMS IN AN R-1 ZONE





PORTION OF STREET  
 IMPROVEMENT -  
 FELLOWSHIP HALL  
 WEST FREMONT STREET

SCALE: NONE



SEC. 29 T. 20S., R. 61E.

SEC. 32 T. 20S., R. 61E.

NE COR. SEC. 32  
T. 20S., R. 61E.

69/57533



RANCHO

CHURCH  
PROPERTY  
NORTH 400  
NOT A PART OF

105'

45'

40'

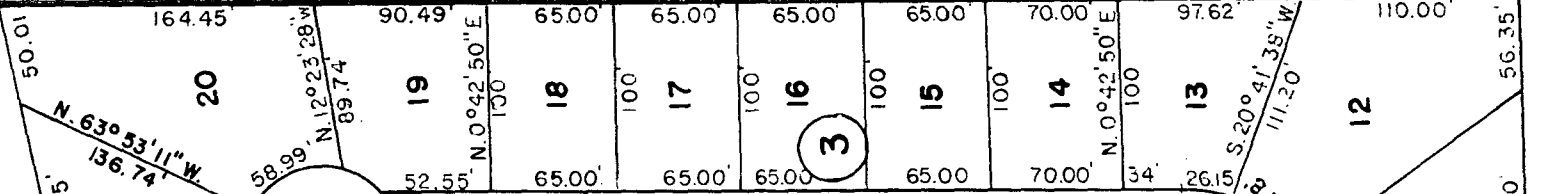
50'

NEEDED T.O.W.

254'

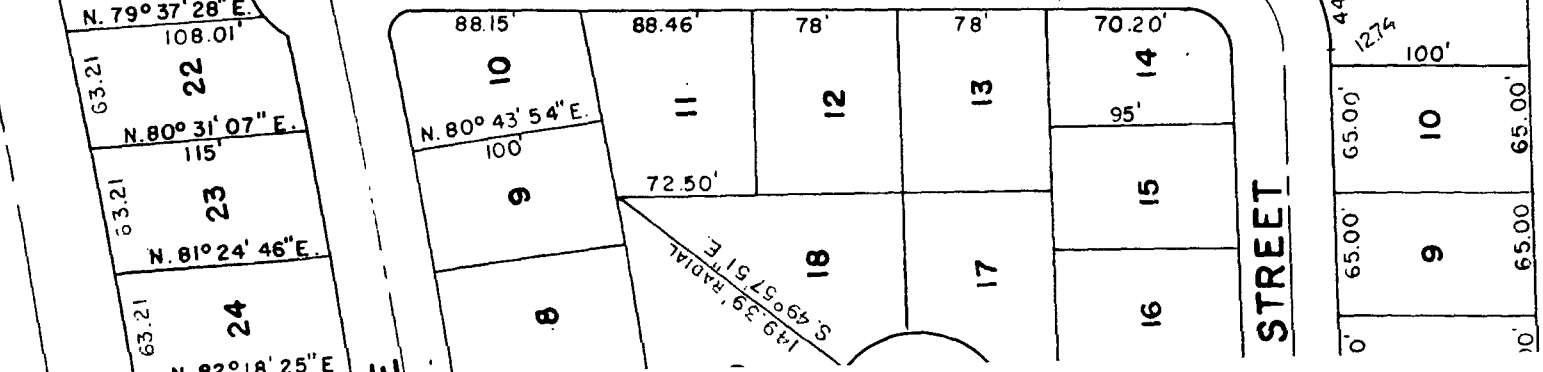
30'

N. 89° 17' 10" W. 822.56'



N. 89° 17' 10" W. 447.77'

FRONTIER AVENUE



STREET

—LINE

Δ = 37° 26' 50"  
 R = 4000'  
 T = 2614.31'  
 T = 1355.76'

24



Commissioner Whipple moved than an informal public hearing be held after the first of the year.

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

ASSESSMENT DISTRICT 100-35  
20-day extension  
granted

The Commission considered the request received from V. C. Mendenhall Co. Inc., for a 15-day extension of time to complete the work on Contract #111D.9. The contract completion date was November 8, 1958.

It is the recommendation of the Engineering Department that they be allowed an extension of twenty days to permit them to complete the work which would extend the completion date to November 28, 1958.

Commissioner Whipple moved that the recommendation of the Engineering Department for an extension of twenty days be allowed the V. C. Mendenhall Co. Inc. to complete the work on Contract #111D.9.

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

BID NO. 58.34  
Painting Exteriors at  
City Hall & Police Station

Award

The Commission considered the recommendation of the Engineering Department that the Antonsen Painting Company, 1511 South "A" Street, be awarded the contract for the painting of the exteriors of the City Hall and Police Station and Jail, Bid No. 58.34, Contract #511H.11, in the total amount of \$4,455.00. This bid is the lowest of two bids received for performance of the work.

Commissioner Whipple moved that the Bid No. 58.34 for painting the exterior of the City Hall and Police Station be awarded to the Antonsen Painting Company, 1511 South "A" Street in the total amount of \$4,455.00.

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

QUITCLAIM DEED  
R.J. & Eva M. Kaltenborn  
to City of Las Vegas

Resolution of Acceptance  
Adopted

The Commission considered acceptance of the Quitclaim Deed to the City of Las Vegas by R. J. and Eva Mae Kaltenborn for the north 40 feet of portion of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32, T20S, R61E, for West Fremont Street extension; also part of east 30 feet of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32, T20S, R61E, for Tonopah Drive.

Commissioner Bunker moved the following Resolution of Acceptance be adopted and order made:

(RESOLUTION COPIED IN MINUTE BOOK NO. 11)

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

QUITCLAIM DEED  
First Christian Church  
to City of Las Vegas

Resolution of Acceptance  
Adopted

The Commission considered acceptance of the Quitclaim Deed to the City of Las Vegas by the First Christian Church for a 10-foot wide strip of property to provide a 50-foot right-of-way for West Fremont Street extension; part of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32, T20S, R61E.

Commissioner Bunker moved the following Resolution of Acceptance be adopted and order made:

(RESOLUTION COPIED IN MINUTE BOOK NO. 11)

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

PROPOSED ORDINANCE  
Uniform Housing Code

Approved for  
Adoption

Commissioners Bunker and Sharp, committee for recommendation on the proposed ordinance for the adoption of the Uniform Housing Code, reported favorably on the proposed ordinance entitled: AN ORDINANCE TO ADOPT THE UNIFORM HOUSING CODE, 1958 EDITION, WHICH PROVIDES FOR THE PUBLIC HEALTH AND SAFETY BY PROVIDING MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE

File  
2M

November 6, 1958

Mr. Hillman R. Lee  
915 Bonneville  
Las Vegas, Nevada

Dear Mr. Lee:

Re: U-24-58

At a regular meeting of the Board of City Commissioners held November 5, 1958, your application for the First Christian Church for a Use Permit to construct a church on property located on the east side of Rancho Road, North of Rancho Vista, legally described as a portion of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone, was considered.

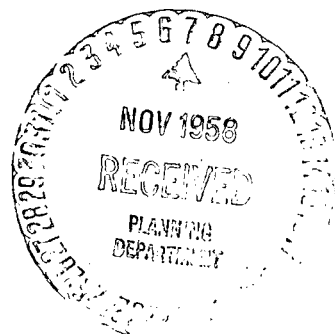
Upon motion made, seconded and carried, this application was approved. The approval was granted with the understanding that your letter of November 3, 1958, signed by the Board of Trustees of the First Christian Church, shall constitute an agreement for the church to pay its share of the costs of improvements on Fremont Street at such time as improvements are to be made in that area; and, further conditioned on the understanding that until such time as street improvements are made, the church will have to provide its own access to and from the church.

Very truly yours,

ROBERT F. BOOS  
ACTING CITY CLERK

RFB:h

cc: Planning ✓  
Public Works  
Building



Planning Director Bills said there are to be 5-foot sidewalks installed under an improvement agreement and a \$581.00 bond is required. The improvement agreement has not been signed and the bond has not been posted. There is one letter of protest.

Commissioner Fountain moved that the application of James Nicholson, Jr. for a Use Permit to conduct a jewelry repair business as a customary home occupation at 622 West McWilliams, legally described as Lots 11 and 12, Block 20, Original Las Vegas Townsite in an R-3 zone, be held in abeyance until the next regular meeting of the Board of City Commissioners to be held November 19, 1958.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor C. D. Baker and Commissioner Sharp.

USE PERMIT (U-24-58)  
First Christian Church

Approved

The Commission considered the application of the First Christian Church for a Use Permit to construct a church on property located on the east side of Rancho Road, North of Rancho Vista, legally described as a portion of the NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone.

Approval recommended by the Board of Zoning Adjustment subject to the following conditions:

1. The signing of an improvement agreement and posting of a bond for the installation of off-site improvements as required by the Engineering Department.
2. The dedication of 30' of right-of-way along the east boundary of the property and dedication of 50' of right-of-way along the north line of the property.
3. Conformance to the plot plan as amended.

City Manager Kennedy stated that the church should be advised that insasmuch as the building is being erected on the back of the lot, it will be necessary for the church to provide means of access until such time as the street is put in. Mr. Hillman Lee was present and stated the church people were aware of this.

Commissioner Fountain moved that the application of the First Christian Church for a Use Permit to construct a church on property located on the east side of Rancho Road, North of Rancho Vista, legally described as a portion of the NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone, be approved subject to the submission of a letter agreeing to pay for the necessary improvements at such time as they are required to be put in the area; the dedication of 30' of the right-of-way along the east boundary of the property and dedication of 50' of right-of-way along the north line of the property; and conformance to the plot plan as amended. Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor C. D. Baker and Commissioner Sharp.

WOMEN DEALER POLICY  
Resolution Adopted

Mayor Pro Tem Whipple stated that the Commission would like to request the audience to be courteous and allow those women who wish to state their views regarding the question of women dealers in the City of Las Vegas to do so without interruption. At this time the Mayor Pro Tem asked anyone wishing to speak to step forward.

Betty Cotton: I have been dealing cards here in Las Vegas for eleven years and I think no more women dealers should be allowed but that the women who have been dealing here should be allowed to have their jobs.

Polly Carson: I have been dealing in Las Vegas for ten years. I agree some men are out of work due to women dealers. They are not going to replace girls with the men here tonight. I do think we should have a wage scale that would be the same for women as for men--Reno has that. I have worked with men who have received less pay than I did, due to seniority. I believe you can find this out if you investigate. What are these girls going to do? The moral issue is ridiculous. The men who are not working would not be working regardless. The Clubs on the Strip are all going to train and hire their own men and the old dealers will be out anyway.

11-5-58

Right-of-way Engineer, Dwight Angebregson

Deputy Director of Planning, Don Saylor

First Christian Church of Las Vegas - Quit Claim Deed

Attached is the Quit Claim Deed tendered by the First Christian Church of Las Vegas, for a 10' strip of land along the entire length of their north property line.

This 10' strip is that which is needed to acquire a 50' half street. The other 40' of this half street is to be dedicated by the owner, Robert Kaltenborn.

DONALD J. SAYLOR  
Deputy Director of Planning

DJS/prc

Encl.

cc to: City Clerk

File U-24-58

QUITCLAIM DEED

FIRST CHRISTIAN CHURCH OF LAS VEGAS, the undersigned, for and in consideration of the sum of One Dollar (\$1.00) receipt of which is hereby acknowledged, do by these presents hereby release, remise, sell and forever quitclaim unto the City of Las Vegas, a Municipal Corporation of the County of Clark, State of Nevada, all our right, title and interest in and to the following described property, to-wit:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, N.D.D.M., and being more particularly described as follows, to-wit:

The South 10 feet of the North 50 feet of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, N.D.D.M., all lying East of Rancho Road as described by Document 191617, recorded June 11, 1944 in the Office of the County Recorder, Clark County, Nevada.

IN WITNESS WHEREOF, we have hereunto set our hands this the \_\_\_\_\_ day of \_\_\_\_\_, 1950.

FIRST CHRISTIAN CHURCH OF LAS VEGAS

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

File U-4-58

Your file copy

QUITCLAIM DEED

R. J. KALTZENBOEN AND EVA KALTZENBOEN, husband and wife, the undersigned, for and in consideration of the sum of One Dollar (\$1.00) receipt of which is hereby acknowledged, do by these presents hereby release, renunc, sell and forever quitclaim unto the City of Las Vegas, a Municipal Corporation of the County of Clark, State of Nevada, all our right, title and interest in and to the following described property, to-wit:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast One-Quarter, (NE $\frac{1}{4}$ ) of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, N.D.B.M., and being more particularly described as follows, to-wit:

The North 40 feet and the East 30 feet of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of the Northeast One-Quarter (NE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, N.D.B.M., all lying East of Rancho Road as described by Document 191617, recorded June 11, 1954 in the Office of the County Recorder, Clark County, Nevada.

IN WITNESS WHEREOF, we have hereunto set our hands this the \_\_\_\_\_ day of \_\_\_\_\_, 1958.

\_\_\_\_\_  
\_\_\_\_\_

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



October 28, 1958

Mr. Hillman R. Lee  
915 Bonneville Avenue  
Las Vegas, Nevada

Dear Mr. Lee:

Attached are the deeds for the rights-of-way which I discussed with you previously. You will note that one is in the name of Kaltenborn and I am sending it to you because I think you can effect the transaction much more simply than we can because of the vendor-vendee relationship between you.

The other deed is for the additional ten feet needed along Fremont Street. That is, in addition to the forty feet owned by Kaltenborn.

Will you please have these executed and returned to my office prior to November 5th, which is the date of the City Commission Meeting.

Yours very truly,

*Donald J. Saylor*  
Donald J. Saylor  
Deputy Director of Planning

DJS:aj  
Attachs.

INSTRUCTIONS TO DELIVERING EMPLOYEE

- DELIVER ONLY TO ADDRESSEE (20¢ additional)
- 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

X *William R. Lee*

2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)

*Mrs. Glenn L. Tudor*

3. DELIVERY DATE

*10-28* 1958

4.

October 28, 1958

60-10-71542-2 GPO

William R. Lee  
915 Bonnaville  
Las Vegas, Nev.

Dear Mr. Lee:

At the meeting of the Board of zoning adjustment on October 29, 1958, a public hearing was held relative to your application for First Christian Church for a site permit to construct a church on property located on the east side of Sahara Road, north of Ameno Vista, legally described as a portion of Lot, etc., Section 32-20-01, in the 2-1 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 5, 1958, held in the Council Chamber, City Hall, at 7:30 P.M.

Very truly yours,

BOARD OF ZONING ADJUSTMENT

*Franklin J. Davis*  
Secretary

FJB/pre  
Encl.

cc: City Clerk  
City Manager

Board of Zoning Adjustment Minutes  
October 23, 1958

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

U-24-58

Application of the First Christian Church for a Use Permit to construct a Church on property located on the east side of Rancho Road, north of Rancho Vista, legally described as a portion of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone, was introduced.

The Chairman declared the public hearing open. Hillman R. Lee, 711 Griffith, was present in support of the application. There were no objections and the Chairman declared the public hearing closed.

A motion was made by Mr. White, and seconded by Mr. Replogle for approval of RESOLUTION #227, RECOMMENDING APPROVAL OF THE APPLICATION OF THE FIRST CHRISTIAN CHURCH FOR A USE PERMIT TO CONSTRUCT A CHURCH ON PROPERTY LOCATED ON THE EAST SIDE OF RANCHO ROAD, NORTH OF RANCHO VISTA, LEGALLY DESCRIBED AS A PORTION OF NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , SECTION 32-20-61, IN AN R-1 ZONE. 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.

V-15-58

Application of 20th Century Coal Company for a Variance to operate and maintain a hospital and rest home at 1500 Bryant, north of West Owens, legally described as the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 21, T20S, R61E, in an R-E zone, was introduced.

The Chairman declared the public hearing open. Mr. Joe Collet, of C. D. Baker Realty was present in support of the application. He gave several reasons why the property should be used for a hospital and rest home and some discussion followed. Mrs. Ben Davey, who resides in Bonanza Village, and Hazel Longo, 1409 Sharon Road, were present to state their objections. After some discussion

I M P R O V E M E N T   A G R E E M E N T

U-24-58  
BOND  
# 2, 105.24

A. THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, by and between \_\_\_\_\_ Hillman R. Lee, Trustee \_\_\_\_\_

hereinafter referred to as "Builder," the party of the first part, and the City of Las Vegas, Nevada, a Municipal Corporation, hereinafter referred to as "City," the party of the second part:

B. WHEREAS, at a meeting to be held by the (~~City Planning Commission~~) (Board of Zoning Adjustment) on October 23 1958, the said Board will be ~~asked~~ asked to approve the application of the party of the first part for a (~~Zoning Variance~~) (Use Permit) (~~Zoning District Reclassification~~) which would outline the development of the property located at and identified as East side of Rancho Road North of Rancho Vista, legally described as a portion of the NE $\frac{1}{4}$ , NE $\frac{1}{4}$  of Section 32, Township 20 South, Range 61 East, M. D. B. & M., an R-1 Zone.

for the following Use or Uses:

To build a church.

C. NOW, THEREFORE, said applicant, for and in consideration of the sum of One Dollar (\$1.00) agrees to construct and install at his own expense the following off-site improvements on public property, all in accordance with Standard Drawings and Specifications of the City of Las Vegas and detailed drawings pertaining thereto.

D. Off-site Improvements as shown on City of Las Vegas/Standard Drawings No. \_\_\_\_\_

ITEM I

- a. To dedicate to the City of Las Vegas for street purposes:
    - (1) The Northerly 50' of above parcel.
    - (2) The Easterly 30' of above parcel.
  - b. To construct half street improvements on West Fremont Street as follows:
    - (1) Necessary excavation.
    - (2) A strip of P.C.C. sidewalk approximately 892 feet long and 5 $\frac{1}{2}$  feet wide, consisting of 4" P.C.C. on 5" Type II gravel base, located adjacent to the property line of above parcel on West Fremont Street.
    - (3) Approximately 892 linear feet of "L" type curb and gutter on 5" Type I gravel base, located adjacent to North edge of above sidewalk.
    - (4) A strip of paving approximately 892 feet long and 30 feet wide consisting of 2 $\frac{1}{2}$ " A.C. on 4" Type II and 9" Type I gravel base including prime coat, seal and chips, adjacent to above curb and gutter. (see attached sketch)
- 55.42      (5) Two commercial driveways to be constructed in accordance with City of Las Vegas Standard Drawings S-7C & S-7D.

ITEM II - To construct half street improvements on the Westerly half of Tonopah Drive (60 feet Right of Way) adjacent to above property as follows:

- a. A strip of A.C. paving 18 $\frac{1}{2}$  feet wide and approximately 254 feet long consisting of 2" A.C. on 4" Type II & 6" Type I gravel base including prime coat, seal and chips, the East edge of A.C. to be on the center line of Tonopah Drive.
- b. Approximately 254 linear feet of "L" type curb and gutter on 5" Type I gravel base adjacent to West edge of above A/C.

- c. A strip of P.C.C. sidewalk approximately 254 feet long and 5 feet wide consisting of 4" P.C.C. on 5 inch type II gravel base, adjacent to above curb and gutter.

---

the City.

H. The builder further agrees that all improvements shall be made in accordance with the general regulations, specifications and ordinances of the said City of Las Vegas.

I. It is further agreed that the City shall have the right to require the correction by the builder at any time before release of the Bond required herein of any item, or items, to be installed under this Agreement which do not conform to City Standards, Specifications or Ordinances, even though the plans for the item in question may have been approved by the City Engineer.

on Item I

J. The builder further agrees that said improvements shall be started within 60 days from date of the signing of this Agreement and that said improvements shall be completed within 6 months from the date the project is started. Improvements on Item II will be constructed when the East half of Tonopah Drive is constructed.

K. It is further agreed that in the event the builder fails to complete said improvements within said period, the City may at its option, proceed to complete said improvements at the expense of the builder or under his Bond as hereinafter provided for.

L. The said builder further agrees that he will execute a Surety and Performance Bond for the full cost of said improvements in favor of the City, conditioned that said builder will complete said improvements within said period and further conditioned that said Bond shall be used for the payment of the completion of said improvements by the City in case said builder does not complete said improvements within said 6 months period and that the City has exercised its option to complete said improvements and further provided that any application for the release of said Bond upon the completion of the improvements by the builder shall not be granted unless accompanied by a written certificate from the City Engineer, stating that all requirements hereof have been satisfactorily completed in accordance with the terms of this Agreement. Said builder further agrees that said Bond shall be first submitted to and approved by the City Attorney of the City of Las Vegas.

M. The builder further agrees that in addition to the above conditions, any and/or all stipulations and agreements made by it and the Board of City Commissioners and/or City Planning Commission of Las Vegas will be fully performed.

N. The builder shall protect and take care of all work until its completion and final acceptance by the City. During moving in construction and moving off, the builder shall keep the site free and clean from dangerous accumulation of rubbish and debris, and shall maintain sufficient and proper barricades, lights, etc., for the protection of the public. Final acceptance of the work will not be made by the City until the area falling under the Agreement and adjacent property has been cleared of all rubbish, surplus materials and equipment resulting from the contractor's operations, to the satisfaction of the City Engineer.

O. The builder shall indemnify and save harmless the City from and against all losses, and all claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against it, by reason of any act or omission of said builder, his agents or employees, in the execution of the work involved in this Agreement or in the consequence of any negligence or carelessness regarding the same.

IN WITNESS WHEREOF the parties hereto have set their hands and official seals on the date first above written.

By \_\_\_\_\_

By \_\_\_\_\_

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

By \_\_\_\_\_ Mayor

ATTEST:

By \_\_\_\_\_ City Clerk

DIRECTOR OF PUBLIC WORKS

INTER-OFFICE COMMUNICATION

DATE: October 22, 1958  
FILE: 504.4

TO : Planning Department  
FROM : Engineering Department  
SUBJECT: Use Permit U-24-58 Hillman R. Lee

*File*

Attached are the original and four copies of Improvement Agreement to cover offsite improvements on the extension of Fremont Street adjacent to property located in the NE $\frac{1}{4}$ , NE $\frac{1}{4}$  of Section 32, Township 20 South, Range 61 East, M. D.B.&M.

The Improvement Agreement is written into two parts requiring immediate construction along the frontage on the extension of Fremont Street under Item No. I and the improvements of Tonopah Drive for future development under Item No. II. Dedication of Rights of Way for both extension of Fremont Street and for the Western half of Tonopah Drive, the improvements required are consistent with the Subdivision Agreement and Supplemental Agreement as finally approved on the Rancho Vista Subdivision.

A bond in the amount of \$2,165.24 is required to be posted by the applicant to insure installation of offsite improvements on Fremont Street frontage.

V. B. Uehling  
Principal Civil Engineer

VBU:js



Don  
File  
2B

FIRE DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: October 17, 1958

TO: Director of Planning  
FROM: Fire Department - Fire Prevention Bureau  
SUBJECT: U-24-58 - Glenn L. Tudor, Minister

This department has no objections to a Use Permit to build a church on property at e/s Rancho Road, north of Rancho Vista, provided that the structure meets all requirements of the Fire Prevention Code.

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

H'c



Director of Planning  
Acting  
Supervisor, Buildings and Safety Division

October 15, 1958  
RPP/jm

V-15-58 - 20th Century Coal Co., U-20-58 - Jack Cherry, Inc.  
U-21-58 - Royce J. Peterson, U-22-58 - Mr. and Mrs. W. W. Ivy  
U-23-58 - James Nicholson, Jr., U-24-58 - Glenn L. Tudor, Minister.

We have investigated each of the subject addresses where a Use Permit or Variance is desired as per your attached inter-office memos. In no case and regarding each do we find any reason to reject or refuse these privileges.

REED P. WALKER, Acting Supervisor

Att: (6 memos 2 plot plans)

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:

GLENN L. TUDOR FOR A USE PERMIT TO CONSTRUCT  
A CHURCH ON PROPERTY LOCATED ON THE EAST SIDE  
OF RANCHO ROAD, NORTH OF RANCHO VISTA, LEGALLY  
DESCRIBED AS A PORTION OF NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , SECTION  
32-20-61, IN AN R-1 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/ *Donald J. Saylor*  
FRANKLIN J. BILLS  
Director of Planning

U-24-58

PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: 10-10-58

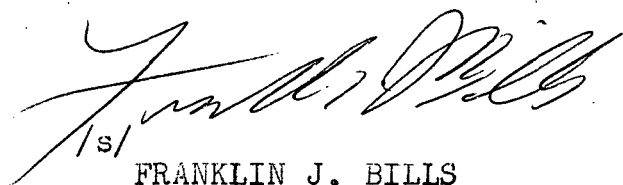
TO: Building Department

FROM: Director of Planning

SUBJECT: U-24-58 - Glenn L. Tudor, Minister

Attached hereto please find a copy of the plot plans submitted by Glenn L. Tudor for a Use Permit to build a church on property located on the East side of Rancho Road, North of Rancho Vista, legally described as a portion of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone.

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

  
/s/  
FRANKLIN J. BILLS

prc

10-10-68

First copy request

Director of Planning

U-24-68 - Glenn L. Tabor, Minister

Attached hereto please find a copy of the plot plans submitted by Glenn L. Tabor for a site permit to build a church on property located on the east side of Washburn Road, north of Lincoln Vista, legally described as a portion of W-1, W-2, parcel 10-20-61, in an R-1 zone.

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

/s/  
FRANKLIN J. HILLS

prc

10-10-58

Engineering Department

Director of Planning

U-24-58 - Glenn L. Tudor, Minister

Attached hereto please find a copy of the plot plans submitted by Glenn L. Tudor for a Use Permit to build a church on property located on the East side of Rancho Road, North of Rancho Vista, legally described as a portion of NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 32-20-61, in an A-1 zone.

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

/s/  
FRANKLIN J. BILLS

prc

25,000.00

April 12, 1957 at 8:24 a

LV 49320

**MARTIN A. MEEKER, HILLMAN R. LEE and RAYMOND C. EARLY**  
as Trustees of the  
**FIRST CHRISTIAN CHURCH OF LAS VEGAS, NEVADA**  
and  
**BOARD OF CHURCH EXTENSION OF DISCIPLES OF CHRIST**

**MARTIN A. MEEKER, HILLMAN R. LEE and RAYMOND C. EARLY**  
as Trustees of the  
**FIRST CHRISTIAN CHURCH OF LAS VEGAS, NEVADA.**

**CLARK NEVADA**  
Situate in the City of Las Vegas, Las  
Vegas Valley Water District, described as follows:

That portion of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, M. D. B. & M. described as follows:

**COMMENCING** at the Northeast corner of said Section 32; thence South  $0^{\circ}15'35''$  West along the East line thereof a distance of 40.00 feet to the true point of beginning; thence continuing South  $0^{\circ}15'35''$  West along the said East line a distance of 254.00 feet to a point; thence North  $89^{\circ}17'10''$  West parallel to the North line of said Section 32 to a point on the East line of U. S. Highway No. 95 (Ranch Road - 150 feet wide); thence Northwesterly along the last mentioned East line being a curve to the left having a radius of 4050 feet to a point 40 feet South (measured at a right angle) of the North line of said Section 32; thence South  $89^{\circ}17'10''$  East and parallel to the said North line to the true point of beginning.

LV 49320

## RESOLUTION #227

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF THE FIRST CHRISTIAN CHURCH FOR A USE PERMIT TO CONSTRUCT A CHURCH LOCATED ON THE EAST SIDE OF RANCHO ROAD, NORTH OF RANCHO VISTA, LEGALLY DESCRIBED AS A PORTION OF NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , SECTION 32-20-61, IN AN R-1 ZONE.

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

WHEREAS, Churches are permitted in residential zones by means of a Use Permit, and

WHEREAS, a plot plan has been submitted which was made a part of this application, and

WHEREAS, it appears that the proposed development would be compatible with the surrounding land uses, and

WHEREAS, the property is located at the junction of two Major Streets,

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of the First Christian Church to construct a church on property located on the East Side of Rancho Road, North of Rancho Vista, legally described as a portion of NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 32-20-61, in an R-1 zone, be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved, subject to the following conditions:

1. Signing of an improvement agreement and posting of a bond for the installation of off-site improvements as required by the Engineering Department.
2. Dedication of 30' of right-of-way along the east boundary of the property and dedication of 50' of right-of-way along the north boundary of the property.
3. Conformance to the plot plan as amended.

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Hillman R. Lee Trustee, the

owner, respectfully petitions for a special use permit to: build a church Fellowship Hall which will be used for worship services and Sunday School Class Rooms.

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

The property is situated at..... between....., and..... in Land Use Zone.....

Said property is legally described as follows: Portion NE 1/4 NE 1/4  
Sec 32-20-61 5.014A  
(East Rancho Road)

*see attached legal*

Said property was acquired by the applicant on March 19, 1957 State the use of  
Month Day Year

property permitted under the deed restrictions: no 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 THE FIRST CHRISTIAN CHURCH We are owner's  
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.

FIRST CHRISTIAN CHURCH OF LAS VEGAS

*24562*

By: Hillman R. Lee  
Signature of ~~owner~~ Trustee

DU-4-1544  
Telephone Number

915 Bannerille  
Mailing Address

Subscribed and sworn to before me this 15th day of October, 1958.

Lath. Quirk  
Notary Public

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

Receipt No.....

Date.....

My Commission Expires May 16, 1962

United States District Court

District of Nevada

Judge's Chambers

Las Vegas, Nevada

P.O. Box 889

October 16, 1958

Roger T. Foley

Don  
Foley  
2/11

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

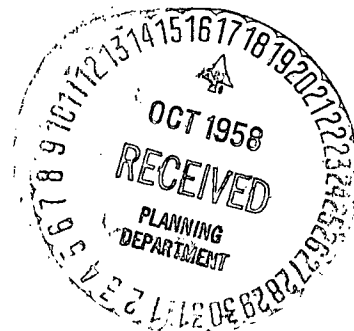
Dear Mr. Bills:

Mrs. Foley and I, as the owners of the westerly 110 feet of Lot 14 in Block 2 at Rancho Park, Las Vegas, Nevada, wish to go on record as approving use permit authorizing the construction by Glenn L. Tudor of a church on the east side of Rancho Road, as more fully described in your letter of October 13, 1958.

Very truly yours,

ROGER T. FOLEY

*Roger T. Foley*



PROPERTY OWNERS - GLENN L. TUDOR

<u>LOT</u>	<u>BLOCK</u>	<u>NAME</u>	<u>ADDRESS</u>
1-26-3		✓ Las Vegas Valley Water Dist.	201 So. 2nds
1-26-4		✓ Union Pacific System	422 W. Sixth St.
1-62-26		L. A. & S. L. R.R.	Los Angeles, Calif.
3-34-6			
1-26-5			
1-28-3		✓ P. A. & Margaret F. Simmons	Jean, Nevada
1-28-4		✓ Angeline C. T. Fielding	601 So. 6th
1-28-5		✓ Irvin G. & Mary R. Warner	Box 425, Las Vegas
1-28-6		✓ W. G. & Nona Sholes	2221 W. Bonanza Rd.
1-28-7		✓ Aurelia T. & Wm. L. Scheer	2207 W. Bonanza
1-28-8		✓ Jean W. Jacobs	2135 W. Bonanza
1-28-9		✓ Geo. & Matilda L. Harris	2133 W. Bonanza
1-28-10		✓ James L. Moore	2107 W. Bonanza
1-28-11		✓ Ruth & Edward E. Wasden	2123 W. Bonanza
1-28-12		✓ Emma Barto	2101 W. Bonanza
1-82-1		✓ Donald D. & Dorothy A. Kinyon	2049 W. Bonanza
3-24-4		✓ First Christian Church	10th & Bonneville % Glenn L. Tudor
3-26-22		✓ Geo. H. & Ellen M. Albright	200 Rancho Road
3-26-23			
3-26-24		✓ Marcus Daly	1200 Rancho Circle
3-26-25		✓ Cliff A. & Okla Belle Jones	1100 Rancho Circle
3-26-26		✓ Isabelle Blackman & Wm. T. Cuddy	Box 151, Las Vegas
3-26-27		✓ Kermit J. & Frances P. Ryan	1245 So. 5th
3-26-44		✓ R. J. & Eva Mae Kaltenborn	900 So. 5th
		✓ Rancho Vista, Inc.	400 Hoover Ave.
RANCHO PARK			
11,13, 15	2	✓ Rancho Park, Inc.	900 So. 5th
12	2	✓ David & Beverly Zenoff	109 So. 3rd

<u>DOT</u>	<u>BLOCK</u>	<u>NAME</u>	<u>ADDRESS</u>
14	2	Roger T. & Helen D. Foley9	2012 Parkway North
14	2	C. D. "Roy" Long	301 Parkway East
16	2	Sam & Dorothy E. Cohen	600 E. Essex