

A G E N D A

BOARD OF ZONING ADJUSTMENT

Meeting of May 26, 1955

Roll call of the board

Chairman's business

Minutes of the special meeting held March 28, 1955 and the regular meeting held April 28, 1955.

OLD BUSINESS:

V-13-55 RUTH DAY NELSON

An application for a Variance authorizing the maintenance and operation of an obedience training school for dogs at 729 South Rose Street between Pinto and Goldring in an R-1 Zone.

NEW BUSINESS:

U-19-55 AQUA HOTEL CORPORATION

An application for a Use Permit to operate a bar and restaurant in the existing hotel. This property is situated at 1401 South Fifth Street, also described as a portion of SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 3, T21S, R61E, in a C-2 Zone.

U-20-55 HARVE L. PERRY

An application for a Use Permit to allow his tenant, Mrs. Myril Rabb, to operate an academy, the curriculum of which consists of piano lessons, dancing lessons and kindergarten work and activities for children of this community on property situated at 808 South 8th Street further described as a part of Block "B" in the Wardie Addition and irregular lots 28-29, Block 34, in the South Addition, in an R-1 Zone.

U-21-55 PARDEE - PHILIPS

An application for a Use Permit to erect a sales office building for use in Francisco Park #2, property located 150 feet north of San Francisco Avenue, between 15th Street and Chapman Drive, in an R-1 Zone., Temporary 1/15/56.

V-15-55 THE MOULIN ROUGE

An application for a Variance to permit the development of resort hotel facilities of a non-commercial nature on property situated at McWilliams

V-15-55
(Cont'd)

Street extending south 335 feet between "H" Street and "J" Street also described as a portion of N $\frac{1}{2}$, SE $\frac{1}{4}$, Section 28, T20S, R61E, bordered on the South by the Moulin Rouge Hotel and on the North by Marble Manor Housing Authority, in R-1 and R-2 Zones.

V-16-55 EARL ALEXANDER

An application for a Variance to use a trailer as living quarters which is located at the rear of the building at 1617 Fremont Street occupied by Vegas Trailer Supply, Incorporated. The property is legally described as a portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, T20S, R61E, MDB&M, more particularly described as follows: Beginning at the North East corner of the intersection of 15th Street and Fremont Street, along the North boundary line of Fremont Street East a distance of 550 feet to the true point of beginning, thence North East a distance of 255 feet to a point, then South East a distance of 50 feet and parallel to Fremont Street, thence south West a distance of 255 feet, thence along the North line of Fremont Street North West 50 feet to the true point of beginning. This property lies in a C-2 Zone.

V-17-55 FEDERAL HOMES DEVELOPMENT COMPANY

An application for a Variance Permit to allow houses on lots 557, 558, 574, 575, 599, 610, 611, 662, 625, 641, 642 and 673, Hyde Park #4 Subdivision as shown on the plot plan on file with the application.

M I N U T E S

BOARD OF ZONING ADJUSTMENT MEETING ON
5/26/55

The regular meeting of the Board of Zoning Adjustment was called to order at 7:30 P.M. by Chairman Ernest Schroer. Upon roll call, those present were as follows:

PRESENT: Chairman Ernest Schroer; Commissioners John Replogle, Dave McCoig

STAFF PRESENT: Franklin J. Bills, Director of Planning; Shawnee Stewart, Associate Planner; Leda Mathews, Recording Secretary.

MINUTES: Commissioner McCoig moved that the minutes of the special meeting held March 28, 1955 and the regular meeting held April 28, 1955, be approved as written. Commissioner Replogle seconded this motion and it was unanimously voted.

OLD BUSINESS

V-13-55
RUTH DAY
NELSON

The application of Ruth Day Nelson for a Variance authorizing the maintenance and operation of an obedience training school for dogs at 729 South Rose Street between Pinto and Goldring in an R-1 zone, was presented.

The Chairman declared the public hearing open.

There was no representation for the applicant.

The Chairman declared the public hearing closed.

Commissioner Replogle introduced Resolution #85, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF RUTH DAY NELSON FOR A VARIANCE TO PERMIT THE OPERATION OF AN OBEDIENCE DOG TRAINING SCHOOL AT 729 SOUTH ROSE STREET IN AN R-1 ZONE, and moved its adoption, which motion was seconded by Commissioner McCoig and unanimously voted.

(Resolution #85 is on file in the Document Book as Document #89)

NEW BUSINESS:

U-19-55-
AQUA HOTEL
CORPORATION

The application of the Aqua Hotel Corporation for a Use Permit to operate a bar and restaurant in a hotel now under construction on property situated at 1401 South Fifth Street, also described as a portion of SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 3, T21S, R61E, in a C-2 zone, was presented by Attorney, John McNamee.

U-19-55
AQUA HOTEL
CORPORATION

The Chairman declared the public hearing open.

There were no protestants.

The Chairman declared the public hearing closed.

Commissioner McCoig introduced Resolution #86, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF AQUA HOTEL FOR A USE PERMIT TO OPERATE A BAR AND RESTAURANT IN A HOTEL NOW UNDER CONSTRUCTION AT 1401 SOUTH FIFTH STREET, and moved its adoption, which motion was seconded by Commissioner Replogle and unanimously voted.

(Resolution #86 is on file in the Document Book as Document #90)

U-21-55
PARDEE-
PHILLIPS

The application of Earl Hartke for Pardee-Phillips Construction Company, for a Use Permit authorizing the construction of a sales office for use in the development of Francisco Park Subdivision #2, on property located 150 feet north of San Francisco Avenue, between 15th Street and Chapman Drive, in an R-1 zone, until January 15, 1956, was presented by Earl Hartke.

The Chairman declared the public hearing open.

There were no protestants.

The Chairman declared the public hearing closed.

Commissioner McCoig introduced Resolution #87, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF EARL HARTKE, REPRESENTING PARDEE-PHILLIPS CONSTRUCTION COMPANY FOR A USE PERMIT AUTHORIZING THE CONSTRUCTION OF A SALES OFFICE FOR USE IN THE DEVELOPMENT OF FRANCISCO PARK SUBDIVISION #2 UNTIL JANUARY 15, 1956, and moved its adoption, which motion was seconded by John Replogle and unanimously voted.

(Resolution # 87 is on file in the Document Book as Document #91)

V-15-55
MOULIN
ROUGE

The application of the Moulin Rouge for a Variance to permit the development of resort hotel facilities of a non-commercial nature on property situated at McWilliams Street extending south 335 feet between "H" Street and "J" Street also described as a portion of N $\frac{1}{2}$, SE $\frac{1}{4}$, Section 28, T20S, R61E, bordered on the south by the Moulin Rouge Hotel and on the north by Marble Manor Housing Authority, in R-1 and R-2 zones, was presented by Will Max Schwartz.

V-15-55
MOULIN
ROUGE

The Chairman declared the public hearing open

There were no protestants.

The Chairman declared the public hearing closed.

Commissioner Replogle moved that the application of the Moulin Rouge for a zoning variance authorizing the development of resort hotel facilities of a non-commercial nature on property described as beginning at a point 815 feet west of "H" Street on the south Right-of-way line of McWilliams Street, thence west along the south Right-of-way line of McWilliams 360.34' to a point; thence north 335 feet to the point of beginning, in R-1 and R-2 zones, be approved as noted on the plot plan submitted, with the exception of the area designated for apartment house construction, which motion was seconded by Commissioner McCoig and unanimously voted.

V-16-55
EARL
ALEXANDER

The application of Earl Alexander for a Variance to use a trailer as living quarters which is located at the rear of the building at 1617 Fremont Street occupied by Vegas Trailer Supply, Incorporated, on property legally described as a portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, of Section 35, T20S, R61E, MDB&M, more particularly described as beginning at the north east corner of the intersection of 15th Street and Fremont Street, along the north boundary line of Fremont Street east a distance of 550 feet to the true point of beginning, thence north east a distance of 255 feet to a point, thence south east a distance of 50 feet and parallel to Fremont Street, thence south west a distance of 255 feet, thence along the north line of Fremont Street north west 50 feet to the true point of beginning, in a C-2 zone, was presented.

The Chairman declared the public hearing open.

A letter of protest was received from Clara Meltzer, 473 West End Avenue, New York 24, New York.

There were no other protestants.

The Chairman declared the public hearing closed.

Commissioner Replogle introduced Resolution #88, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF EARL ALEXANDER, OPERATOR OF VEGAS TRAILER SUPPLY, INC., FOR A VARIANCE TO USE A TRAILER LOCATED AT THE

V-16-55 REAR OF A BUILDING AT 1617 FREMONT STREET TO BE OCCUPIED BY THE VEGAS
EARL TRAILER SUPPLY, INC., FOR LIVING QUARTERS, and moved its adoption,
ALEXANDER which motion was seconded by Commissioner McCoig and unanimously voted.
(Resolution #88 is on file in the Document Book as Document #92)

V-17-55 The application of Federal Homes Development Company for a Variance to
FEDERAL allow the construction of houses on lots 557, 558, 574, 575, 599, 610,
HOMES 611, 625, 641, 642, 662 and 673 of Hyde Park Subdivision #4, in accord-
DEVELOPMENT ance with the attached plot plan and at variance with the rear yard
COMPANY requirements of the zoning ordinance, was presented by Frank Goins.
The Chairman declared the public hearing open.
There were no protestants.

The Chairman declared the public hearing closed.
Commissioner McCoig introduced Resolution #89, A RESOLUTION RECOMMENDING
APPROVAL OF THE APPLICATION OF FEDERAL HOMES DEVELOPMENT COMPANY,
INC., FOR A ZONING VARIANCE TO ALLOW THE CONSTRUCTION OF HOUSES ON
LOTS 557, 558, 574, 575, 599, 610, 611, 625, 641, 642, 662 AND 673
OF HYDE PARK SUBDIVISION #4, IN ACCORDANCE WITH THE ATTACHED PLOT
PLAN AND AT VARIANCE WITH THE REAR YARD REQUIREMENTS OF THE ZONING
ORDINANCE, and moved its adoption, which motion was seconded by
Commissioner Replogle and unanimously voted.
(Resolution #89 is on file in the Document Book as Document #93)

U-20-55 The application of Harve L. Perry for a Use Permit to allow his tenant,
HARVE L. Mrs. Myril Rabb, to operate an academy, the curriculum of which con-
PERRY sists of piano lessons, dancing lessons and kindergarten work and
activities for children of this community on property situated at 808
South 8th Street further described as part of Block "B" in the Wardie
Addition and irregular lots 28-29, Block 34, in the South Addition, in
an R-1 Zone, was presented by Myril Rabb.
The Chairman declared the public hearing open.
A letter of protest was received from Mr. and Mrs. Ernest Amante, of
725 South 8th Street, Las Vegas, Nevada. A protest was registered
by telephone message by Mr. and Mrs. Ernest Amante also. Judge
L. O. Hawkins, 706 South 8th Street, was present to voice disapproval

U-20-55
HARVE L.
PERRY

of the application for himself and for Mr. and Mrs. Ernest Amante.

Others who voiced their objections to the application were Mr. W. C. Fiedler of 723 South 7th Street and James Bennett of 724 South 8th Street.

The Chairman declared the public hearing closed.

Commissioner McCoig moved that the application of Harve L. Perry for a Use Permit to allow his tenant, Mrs. Myril Rabb to operate an academy on property fully described above, be deferred until the next regular meeting of the Board of Zoning Adjustment on June 23, 1955, pending clarification of the legal status of the case, which motion was seconded by Commissioner Replogle, and unanimously voted.

At the hour of 10:15 P.M. upon motion being duly made and seconded, this meeting of the Board of Zoning Adjustment was adjourned.


FRANKLIN J. BILLS, SECY.
Board of Zoning Adjustment