

Planning & Development Department  
Scanning Cover Sheet

Case No U-39-66

APN

Location 1707 E CHARLESTON BLVD

Applicant DR JOHN B HIRSCH

Subject

USE PERMIT TO ERECT & MAINTAIN A SINGLE-  
FACED 14'x 48' PAINTED BULLETIN FOR GENERAL  
ADVERTISING USE ZONE C-1



## INTER-OFFICE MEMORANDUM

February 6, 1967

TO:

FILE: U-39-66

FROM:

R. C. CLEMMER

SUBJECT:

Complaint

COPIES TO:

Mrs. Jean Kampling, one of the property owners on the notification list, called relative to her opposition to the placement of the sign as approved by the Board and indicated that she was not aware of the hearing due to the fact that she was out of town. She further indicated that she did not find the notice when she returned, but said that children could have taken it.

R. C. Clemmer

Permit issued  
12/6/64 subject to  
Agreement + 13' setback  
R.P.

~~MAJOR STREET~~ SETBACK AGREEMENT

This agreement, executed this 6<sup>th</sup> day of December, 1966,  
between Dr. John B. Hirsch - 1707 E. Charleston Blvd.,  
party of the first part, and the City of Las Vegas, a municipal cor-  
poration of the State of Nevada, party of the second part,

WHEREAS, party of the first part desires to erect and/or main-  
tain a painted bulletin

Type of Structure

~~within the setback distance as set forth in the Code of the City of  
Las Vegas; and~~

972

WHEREAS, Ordinance No. ~~687~~, upon securing a permit from the  
City of Las Vegas, authorizes the use of the ~~setback~~ area for such  
purpose provided an agreement is signed by the party of the first  
part to remove such structure upon fifteen (15) days written notice,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. For a valuable consideration authorizing the construction,  
erection and/or maintenance of a structure within the ~~setback dis-~~ *area*  
~~tance~~ as set forth by the City Code, party of the first part agrees  
that said structure will be removed without cost to party of the  
second part after fifteen (15) days written notice in the event that  
~~the street is to be widened or~~ other proper municipal use is to be  
made of the ~~setback~~ area by the party of the second part, or the  
State of Nevada.

2. The party of the first part further covenants that this  
agreement shall bind his heirs, successors, and assigns so long as  
said structure shall be maintained within the ~~setback distance of~~  
~~the above~~ described location which is more particularly described  
as follows:

1707 E. Charleston Blvd., NL, Approx. 300' East of 17th St.

Part of SW4-Sec. 35 - T-20S. R-61E. Book 4, Page 23. Parcel-3

Las Vegas, Nevada Clark County

IN WITNESS WHEREOF, the parties have executed this agreement  
the day and year first above written.

Dr. John B. Hirsch  
Party of the First Part

ACKNOWLEDGED BY:

CITY OF LAS VEGAS  
Party of the Second Part

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

\_\_\_\_\_  
Mayor

Planning Department  
400 Stewart Avenue

November 18, 1966

Dr. John B. Hirsch  
1707 East Charleston Blvd.  
Las Vegas, Nevada

Re: (U-39-66)

Dr. Hirsch:

At the regular meeting of the Board of Zoning Adjustment held November 17, 1966, consideration was given to your request for a Use Permit to erect and maintain a single-faced painted bulletin, 14'x48' in size, for general advertising use, on property generally located on the north side of East Charleston Boulevard between Seventeenth Street and Spencer, in Land Use Zone C-1.

It was voted by the Board of Zoning Adjustment to approve this item as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Being in accord with the plot plan amended to show the billboard moved back eight feet from the location as shown on the plot plan.
2. Conformance to the requirements of the Fire, Building, and Public Works Departments.
3. Signing an agreement that at any time a proper request is made by the City, that the billboard will be removed by the owner at no expense to any governmental body.

Dr. John B. Hirsch  
U-39-66

November 18, 1966  
Page 2

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk within this ten day period.

DON J. SAYLOR  
Director of Planning  
Coordinator of Urban Renewal

as

cc: City Clerk  
Mr. R. W. Geary

Chairman Gilday asked if the sign were to be constructed of steel. MR. REIGER answered that it is all Butler steel. Chairman Gilday declared the public hearing closed. Mr. Hoggard moved that the application of KENNETH R. CANNON for a Use Permit to construct a 12' x 25' poster panel for outdoor advertising on property generally located on the northwest corner of Adams and Las Vegas Boulevard North, in Land Use Zone C-1 be approved subject to the following conditions:

1. Being in accord with the plot plan as presented.
2. Conformance to the requirements of the Fire, Building and Public Works Departments.

Mr. White seconded the motion and it was carried unanimously.

4. U-39-66

Approved

Application of DR. JOHN B. HIRSCH for a Use Permit to erect and maintain a single-faced painted bulletin, 14' x 48' in size, for general advertising use, on property legally described as Lot 2, Block 7, Amended Mayfair Tract No. 2, and generally located on the north side of East Charleston Boulevard between Seventeenth Street and Spencer, in Land Use Zone C-1.

Mr. Saylor presented the plot plan to the Board and explained the location and the intent of the application. He presented pictures to the Board to show the type of structure under consideration in this application. Staff didn't feel that it would be proper to open up this area for billboards because the area is predominantly light commercial, and recommended denial. Chairman Gilday declared the public hearing open. MR. HARVEY LUCE of Luce & Goodfellow appeared. He presented a picture of the proposed location to the Board and stated that he owns a store next to the proposed location. MR. HERB JONES, Attorney, appeared for the applicant. He examined the picture presented by MR. LUCE. He stated that the stanchions for the sign will be 25 feet to the bottom and 14 feet to the top, for a total height of the sign of 39 feet. The sign would overhang the sidewalk. MR. JONES further stated that within a block or two of this proposed locations are signs of the same type and design and that this proposed sign complies with all codes and ordinances. MR. RICHARD GEARY, United Outdoor Advertising, came forward. There was general discussion among the Board members regarding setting a time limit for these signs in case the City were to pass an ordinance prohibiting them in certain zones. Chairman Gilday asked

MR. GEARY what is the approximate life of the sign before the company's investment is returned. MR. GEARY stated that on this type and size of sign a minimum of 36 months.

7. Discussion Item

There was discussion at this time among the Board members regarding setting a realistic time limit on all signs and billboards. Mr. Saylor stated that the Beautification Committee is reviewing all ordinances relative to signs and billboards and will, within the near future, propose a new ordinance regarding this matter. Chairman Gilday asked if the approval of the Board of U-39-66 would present any great problems to the Beautification Committee in their efforts. Mr. Saylor replied that he didn't think so; the recommendations of the Committee would probably be more restrictive than the present ordinance and would probably be made retroactive in order to include signs all over town. The Board decided that, in the future on all sign approvals, a condition of agreement to remove the sign when requested properly by the City, must be signed by the applicants.

4. U-39-66

(Cont'd from  
Page 4)

Chairman Gilday asked MR. GEARY why the sign couldn't be moved further away from the street. MR. GEARY stated that it could be moved back about eight feet with no damage to the visibility. MR. JONES stated that the applicant would agree to bring the sign back eight feet. MR. DARRELL LUCE, Luce & Goodfellow, brought up two comments to the Board. One, that the billboard referred to that was within one or two blocks of this location had been in that location for over five years. Two, that the premise that Charleston Boulevard is already a mess is no reason to add to the mess by allowing this sign. Chairman Gilday declared the public hearing closed.

Mr. Boyer moved that the application of DR. JOHN B. HIRSCH for a Use Permit to erect and maintain a single-faced painted bulletin 14' x 48' in size, for general advertising use, on property generally located on the north side of East Charleston Boulevard between Seventeenth and Spencer, in Land Use Zone C-1 be approved subject to the following conditions:

1. Being in accord with the plot plan amended to show the billboard moved back eight feet from the location as shown on the plot plan.
2. Conformance to the requirements of the Fire, Building, and Public Works Departments.
3. Signing of an agreement at any time a proper request is made by the City that the billboard would be removed by the owner at no expense to any governmental body.

Mr. Hoggard seconded the motion and it was carried by a majority vote. Mr. White voted nay.

OLD BUSINESS:

5. U-31-66  
Approved

Application of JOHN W. BIGGS and THOMAS H. GEE for an elevation plan review on an approved Use Permit to construct a service station on property generally located on the southeast corner of Twenty-Fifth Street and Bonanza Road, in Land Use Zone C-1.

Mr. Saylor stated that one of the conditions of approval for this Use Permit on October 14, 1966, was in accord with the elevation as presented. The applicants are now requesting approval of a change in the elevation plan. Staff had no opinion. Mr. Saylor presented the new elevation sheet to the Board and they examined it. Chairman Gilday asked for the original plot plan which Mr. Saylor provided. MR. RUSTON of Texaco, Inc., came forward and explained the reason for the change in the elevation plan. Texaco has done a reversal in the elevation plans of all their stations and are now using this proposed one instead of the one approved by the Board in October. Mr. Hoggard moved that the application of JOHN W. BIGGS and THOMAS H. GEE for an elevation plan review on an approved Use Permit to construct a service station on property generally located on the southeast corner of Twenty-Fifth Street and Bonanza Road, in Land Use Zone C-1 be approved subject to the conditions as originally stated in the approval of the Use Permit. Mr. White seconded the motion and it was passed unanimously.

6. U-10-66  
Approved

Application of WALTER GRAHAM for a sign plot plan review on an approved Use Permit to allow a tavern on property generally located on the south side of West Sahara Avenue, between Las Verdes and Valley View in Land Use Zone C-1.

Mr. Saylor explained that this was a review of a Use Permit approved May 4, 1966, for a tavern on West Sahara. He showed the location on the map. The applicant is now requesting approval of a sign advertising the name of the business. The sign would be eight feet from grade to bottom, three feet high and eight feet long. Staff found it to be acceptable as it is a normal advertising sign in a C-1 zone. The only reason for the appearance before the Board is that the sign was not on the original plot plan.

**NEVADA POWER COMPANY**  
FOURTH STREET AND STEWART AVENUE  
P.O. BOX 230 • LAS VEGAS, NEVADA • 89101

November 14, 1966

City of Las Vegas  
Planning Commission  
400 E. Stewart Avenue  
Las Vegas, Nevada

Attention: Mr. Don J. Saylor, Director of Planning

Gentlemen:

SUBJECT: BOARD OF ZONING ADJUSTMENT--U-39-66

Nevada Power Company has no objection to the Zone change as requested.

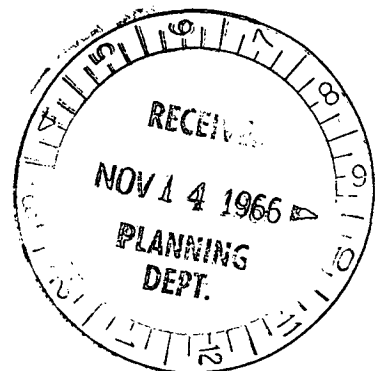
Very truly yours,

NEVADA POWER COMPANY



Don Fennell  
Customer Service Representative-  
Commercial

DF:ps



INTER-OFFICE MEMORANDUM

November 14, 1966

TO:  
Planning Department

FROM:  
Deputy Director of Public Works

SUBJECT:  
Use Permit U-39-66

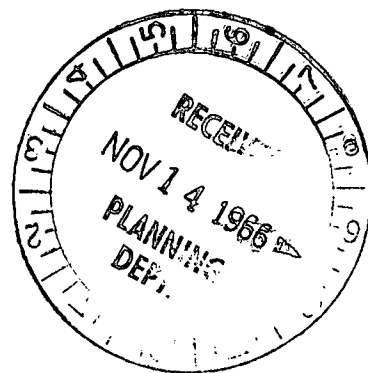
COPIES TO:

Your memorandum of November 2, 1966 requested comments from the Engineering Department on the application for a Use Permit by Dr. John B. Hirsch to erect a bulletin board on property located at 1707 East Charleston Blvd.

All of the offsite improvements adjacent to this parcel on East Charleston Blvd. have been installed, therefore there are no further requirements from this office.

V. B. Uehling  
Deputy Director of Public Works

VBU:DEN:be



CITY OF LAS VEGAS -- FIRE DEPARTMENT  
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: *O.K. McFarland*  
O.K. MC FARLAND, BATTALION CHIEF  
CHIEF OF FIRE PREVENTION BUREAU

DATE: 11/14/66

SUBJECT: U-39-66

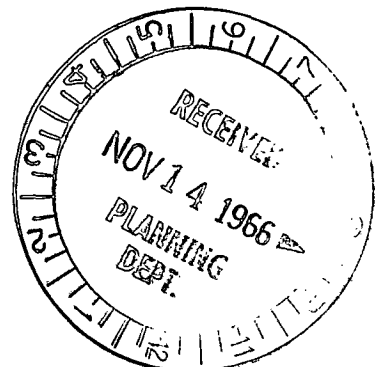
Application submitted by: Dr. John B. Hirsch

For a Use Permit/Variance to: Erect single-faced painted bulletin, 14' x 48'

Located at: 1707 East Charleston Blvd.

This department has no objections to the above, provided that:

All UBC requirements are met.



11/14/66

INTER-OFFICE MEMORANDUM

TO:

Planning Dept. Dir.  
Don J. Doyle

FROM:

Bldg Dept.  
H.D.B.

SUBJECT:

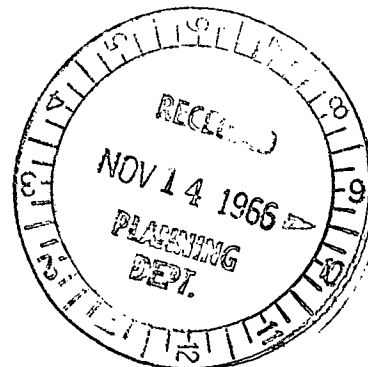
File # 4-39-66  
1707 E. Chap.

COPIES TO:

Master file  
Dir of Bldg

With Use Permit plus Sign Code Compliance (20 gauge fee) and Construction Permits this would be in order.

Bldg Dept.  
R. Gene Durling



INTER-OFFICE COMMUNICATION

DATE November 2, 1966

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-39-66, Board of Zoning Adjustment Meeting 11-17-66

Application submitted by: Dr. John B. Hirsch

For a Use Permit/~~Variance~~ to: Erect single-faced painted bulletin  
14x48'

Property located at: 1707 E. Charleston Blvd.

Land Use Zone: C-1

Legally described as: See Attached

Your remarks regarding this application prior to 11-10-66 will be greatly appreciated.

Plot Plan attached: Yes XX  
No     

*Rec'd 11/14/66  
ABB.*

  
J. SAYLOR  
Director of Planning

DJS:au

NOTICE OF PUBLIC HEARING

November 17, 1966

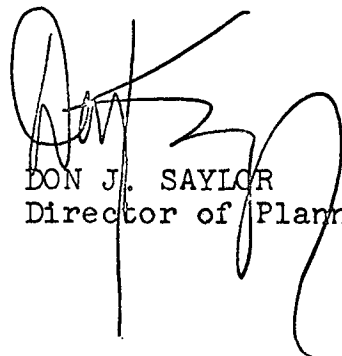
November 2, 1966

Notice is hereby given that on November 17, 1966, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-39-66

DR. JOHN B. HIRSCH FOR A USE PERMIT TO ERECT AND MAINTAIN A SINGLE-FACED PAINTED BULLETIN, 14'x48' IN SIZE, FOR GENERAL ADVERTISING USE, ON PROPERTY LEGALLY DESCRIBED AS LOT 2, BLOCK 7, AMENDED MAYFAIR TRACT NO. 2, AND GENERALLY LOCATED ON THE NORTH SIDE OF EAST CHARLESTON BOULEVARD BETWEEN SEVENTEENTH STREET AND SPENCER, IN LAND USE ZONE C-1.

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

  
DON J. SAYLOR  
Director of Planning

as

BOARD OF ZONING ADJUSTMENT -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be authorized to maintain the herein described use. Also accompanying this application is the prescribed fee of \$ 50.00.

The undersigned, Dr. John B. Hirsch, the owner, respectfully petitions for a special Use Permit to Erect and maintain one single-faced painted bulletin, 14' x 48' in size, for general advertising use.

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

The property is situated at 1707 E. Charleston Blvd. between approx. 300' E/O 17th St. ~~and~~ on the north side in Zoning District C-1. Said property is legally described as follows, to wit:

Part of SW ~~1/4~~ Sec. 35- T20S. R-61E. Book 4, Page 23. Parcel-3  
Amended May Fair Tract #2 - Lot 2 - Block 7 - Parcel No. 4-231-3  
gen. loc. on the N Side of E. Char. Blvd  
bet. 17th & Spencer

OWNER'S AFFIDAVIT

STATE OF NEVADA) ss:  
COUNTY OF CLARK)

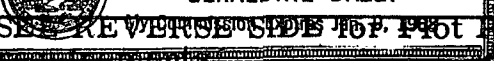
(I, We) the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of the property involved in this application; that the information on the attached map and all plans, drawings and sketches attached hereto and all statements and answers contained herein are in all respects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

(Signed in Ink)

Dr. John B. Hirsch 1707 E. Charleston 382-3770  
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this Third day of October, 1966  
1-9-68

Geraldine Dazey My Commission Expires



SEE REVERSE SIDE FOR PLAN SPECIFICATIONS and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection B, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 50.00  
Receipt No. 96653  
Case No. U-39-66

Received by: [Signature]  
Date: 10/25/66

NOTICE TO:  
R. W. Geary  
4009 ACAPULCO Ave.  
L.V.

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photograph showing clearly the top, front and side elevations of any proposed buildings or structures when requested.
3. Any other pertinent information which may be requested.

-----  
PLOT PLAN SPECIFICATIONS FOR USE PERMITS

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

PROPERTY OWNERS

PROTESTS

APPROVALS

1. \_\_\_\_\_
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18. \_\_\_\_\_
19. \_\_\_\_\_
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*Nevada Power - no objections*

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FILE NO. U-39-66

REQUEST FOR DATA FROM TAX-ROLL TAPE FILE  
CLARK COUNTY COURTHOUSE COMPUTER CENTER

REQUEST FORM  
NO. REX411465

OCT. 27, 1966

Nov. 1, 1966 AM

DATE JOB REQUESTED

DATE JOB TO BE COMPLETED

NAME: CITY OF LAS VEGAS

DEPT: PLANNING

PHONE: 385-1221 EXT: 241

REQUESTED BY: CARL GROSS

DESCRIPTION OF JOB:

NUMBER OF FORMS FURNISHED:

LABELS. YES NO  
LISTING. YES NO

DIST	BOOK	PAGE	BLK	NO	ID.	CODE	DIST	BOOK	PAGE	BLK	NO	ID.	CODE
200	040	210	5	14	U-039-66								
		220	2	7)									
				16)									
				31)									
				34)									
		230	1	1)									
				10)									
				34)									
				38)									
		240	1	1)									
				3)									
				15)									
	050	080	0	1									
		080	1	6)									
				8)									
		080	3	1)									
				5)									
				10)									
				17)									

NOTES:

PLEASE CHECK EITHER YES OR NO.

1. SEQUENCE REQUIRED: PARCEL NUMBER YES NO  
NAME OF PROPERTY OWNER YES NO
2. INFORMATION NEEDED: PARCEL NO. YES NO  
NAME YES NO  
ADDRESS YES NO  
LEGAL DESC. YES NO  
LAND VALUE YES NO  
IMPROVE VAL. YES NO  
PERSONAL YES NO  
GROSS TOTAL YES NO  
EXEMPTION YES NO  
NET TOTAL YES NO  
OTHER

NUMBER OF PARCELS PRINTED.....  
TOTAL RUN TIME.....  
SORTING TIME.....  
ESTIMATED PROGRAMMING AND TESTING TIME.....

LABOR COST.....  
MACHINE COST.....  
COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....

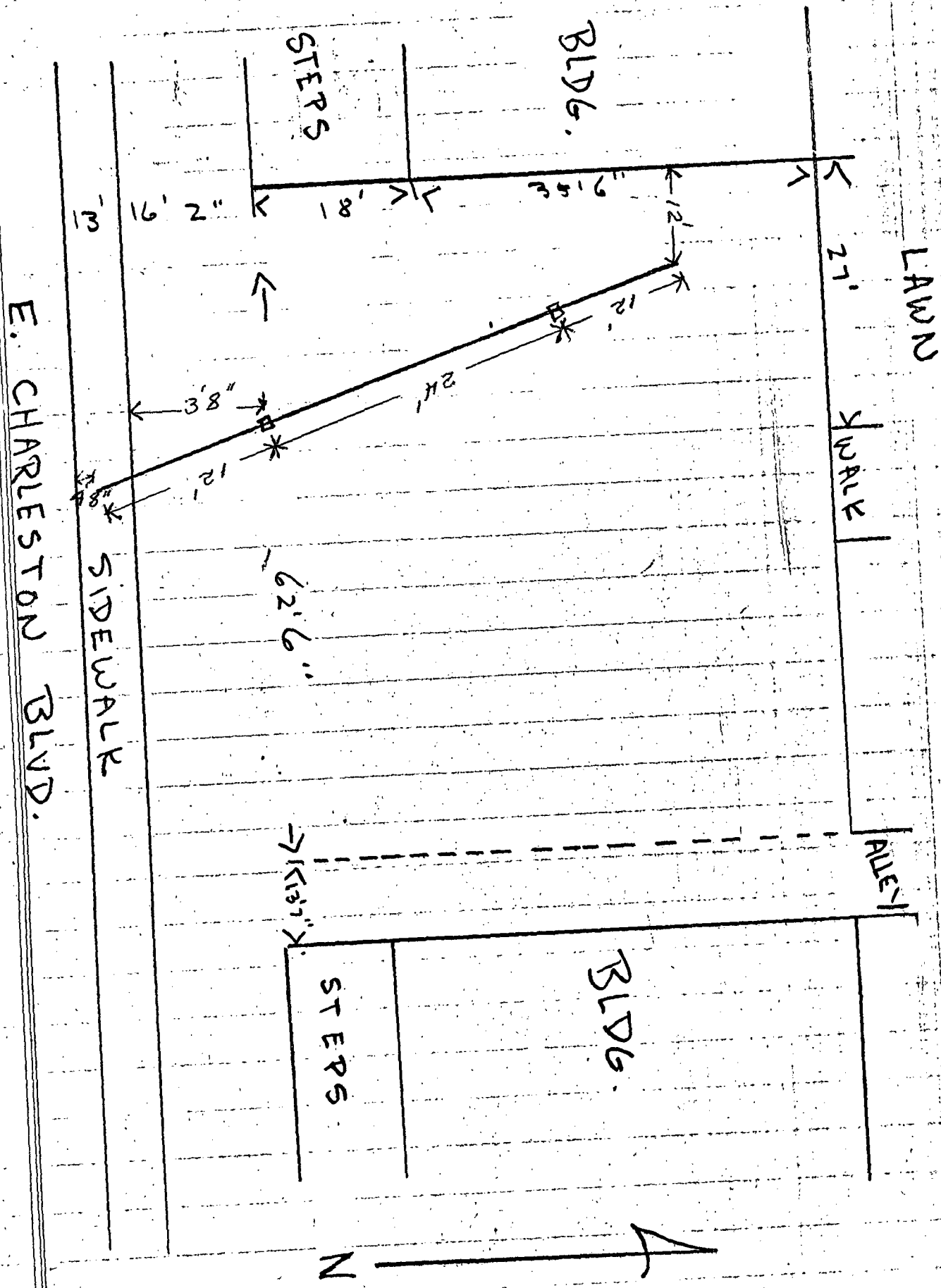
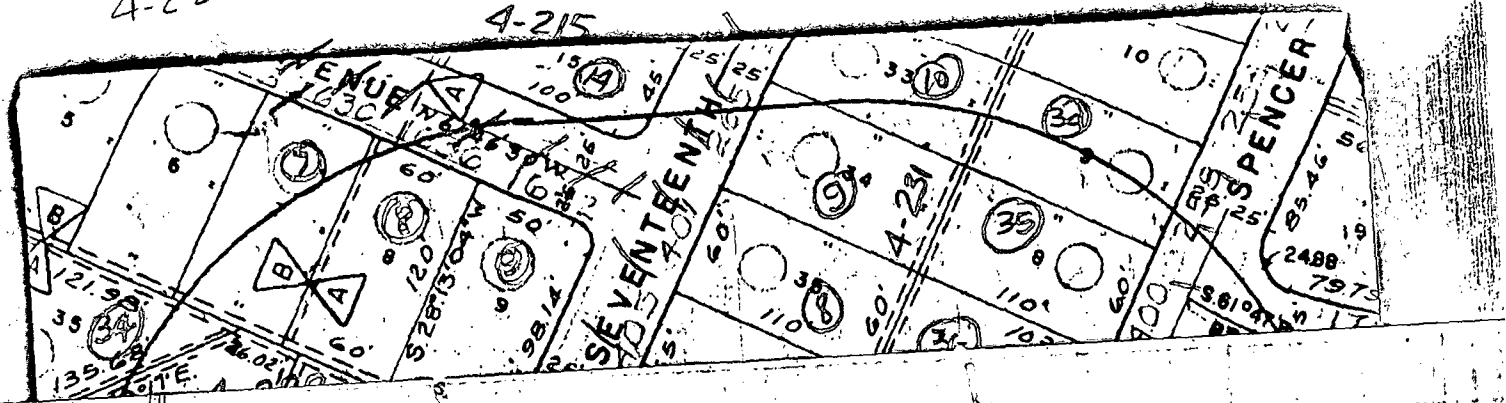
PROGRAMMED BY: \_\_\_\_\_

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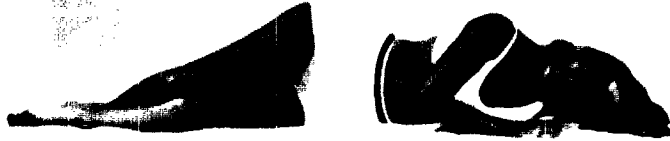
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Get SEA & SKIN



You sure will TAN sure won't burn

