

Planning & Development Department
Scanning Cover Sheet

Case No U-23-61

APN

Location EAST OF 21ST ST (CHARLESTON/FREMONT)

Applicant BLAINE G BECKWITH

Subject

USE PERMIT TO LEASE LAND OFR THE CONDUCT OF
AN OUTDOOR BUSINESS CONSISTING OF THE SALE
AND STORAGE OF PORTABLE ALUMINUM BUILDINGS
IN A C-2 ZONE



476

131.3

Robinson

2-48-3

Soltzman

2-48-2

Ahmanson Bank

200.17'

Fremont St.

150'

297

366

196

Nev. Southern Enterprises
2-48-7

2-48-8

Hanson

229.2

2-48-13

Beckwith

394.2

2-48-11
Carpenters Union

200'

2-48-14
Carroll

150'

183.3

2-48-10

45
45

Charleston

BLVD.

50

50

2646.05'*

(U.S. HIGHWAY #95 ALT.)

8235.5'*

SEC. 2

SEC. 1

④ 15

16

17

EASTERN AVE. 40

40

5-11-2 Roberts

5-11-3 Fisher

5-11-4

Williams

5-11-5 Hecht

5-11-6

Jones

5-11-7

5-11-8

King

23

SI/2 SE 1/4

CITY

V-23-61

Beckwith

Outdoor Bus.

DISTRICT

ANCE LOVE TRACT

ADDITION

TRACT NO. 4

5-11-1 Burton

Bryham

Walker

2

Page

W

Coleman

4

Jubilee

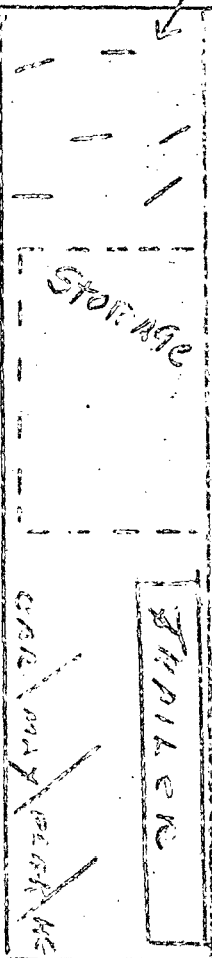
①

115
STAPLETON

LOCKER
DISPLAY

STORAGE: 13
KNOCKED DOWN
ALUMINUM Bldgs
SIZE ABOUT
AVERAGE
6x8
STATED IN CARD
BOARD & NOBT

Private Street way



TEXACO
PROPERTY

TIRE & BATTERY
SHOP

SEWAGE & WATER

MAYFAIR

THIS AREA I WILL RENT

30' x 125'

FRANKLIN
STREET

LIST PRICES* for 8 page catalog to replace prices shown in catalog.

UTILITY ROOMS

<u>Page 3</u>		
247	(model discontinued)	666 \$193.00
267	(model discontinued)	686 216.50
345	\$ 93.50	6106 240.00
365	108.35	6126 276.00
385	135.30	6146 306.50
346	96.80	
366	113.30	667 197.00
386	137.50	687 221.00
445	94.95	6107 245.00
465	112.95	6127 281.60
485	144.95	6147 311.70
446	96.95	
466	121.30	766 216.50
486	147.95	786 235.70
4106	182.60	7106 255.25
4126	213.40	7126 292.90
4146	243.65	7146 330.25
447	98.95	767 221.00
467	123.75	787 240.50
487	150.95	7107 260.50
4107	186.45	7127 298.90
4127	217.70	7147 337.00
4147	248.75	EXTRAS same as in catalog

Page 4
465P Playhouse 149.50

Page 5
447D Dressing Room 104.90

Page 7 THREE WALL UNITS

447T	88.95	767T	207.50
467T	108.90	787T	222.50
487T	131.20	7107T	238.00
448T	97.95	7127T	271.90
468T	119.80	7147T	305.50
488T	144.30		
667T	183.50	768T	228.25
687T	203.00	788T	244.75
6107T	222.50	7108T	261.80
6127T	254.60	7128T	299.00
6147T	280.20	7148T	336.00
668T	201.85		
688T	223.30		
6108T	245.75		
6128T	280.00		
6148T	308.20		

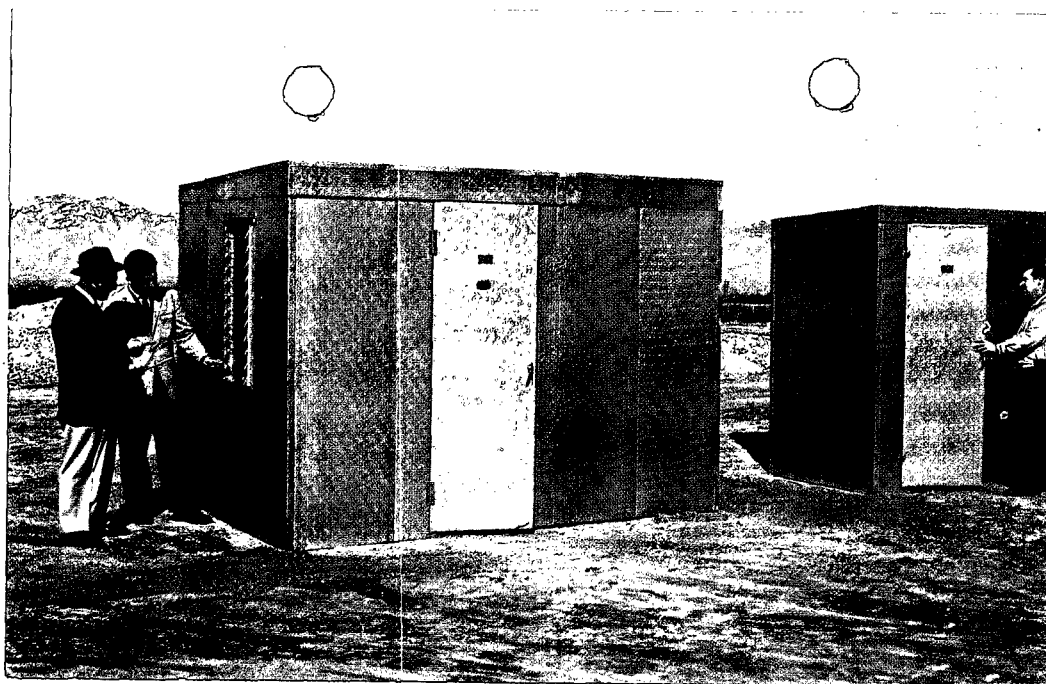
EXTRAS same as in catalog.

Page 7 OPEN FRONT UNITS

447F	91.60	767F	202.00
467F	113.90	787F	210.00
487F	139.20	7107F	224.00
667F	177.75		
687F	190.60		
6107F	208.50		

*PRICED WITHOUT WINDOWS - Solid wall models
All Portabild Prices Subject to Change Without Notice

General Information - page 8 still applies except:
Up to \$4.00 cwt freight allowance.



Western Aluminum

NEVADA, UTAH AND IDAHO

Manufacturer's Representative for

PORTABILD PRODUCTS

MI 2-5400

2450 Las Vegas Blvd. North

KAIN GAFFNEY

North Las Vegas, Nevada

MINUTES

Las Vegas, Nevada
October 25, 1961

A Regular Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 25th day of October, 1961, was called to order at the hour of 4:00 p.m., with the following members present:

Mayor	Oran K. Gragson
Commissioner	Reed Whipple
Commissioner	Philip M. Mirabelli

ABSENT (Excused):	Commissioner	E. W. Fountain
	Commissioner	Harry C. Levy

STAFF PRESENT:	City Manager	George Ullom
	Assistant City Manager	Verlyn L. Fletcher
	Deputy City Attorney	Thomas Pursel
	Director of Planning	Franklin J. Bills
	Fire Chief	C. D. Williams
	Assistant City Clerk	Sigrid Dodgson

MINUTES
Regular Meeting
of Oct. 11, 1961

Commissioner Mirabelli moved the Minutes of the Regular Meeting of the Board of City Commissioners, held October 11, 1961, be APPROVED BY REFERENCE and the Mayor and Clerk authorized to sign.

Approved

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioner Mirabelli and Mayor Gragson voting aye; noes, none; Commissioner Whipple passed his vote due to the fact that he was absent from the Meeting of October 11, 1961.

U-23-61

Approved for
1 year.

APPLICATION OF BLAINE G. BECKWITH to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings, on property legally described as

Beginning at the southwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East; thence north 40 feet; thence east 610 feet to the true point of beginning; thence north 125 feet; thence east 53.10 feet; thence south 125 feet; thence west 53.10 feet to the true point of beginning,

generally located between Charleston Blvd. and Fremont Avenue east of 21st Street, in Land Use Zone C-2.

Mayor Gragson: They had a display of these buildings at the Community Fair and in my opinion, if it is kept up right, it could make a fairly nice display.

Commissioner Whipple: The Use Permit--could it be granted for a definite length of time? I wouldn't want to go for a permanent deal.

Director of Planning, Franklin J. Bills: It could. You might give them 6 months or a year. I don't believe there's too much capital investment involved of a permanent nature.

Commissioner Whipple moved the application of Blaine G. Beckwith to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings on property generally located between Charleston Blvd. and Fremont Ave. east of 21st Street, in Land Use Zone C-2, (U-23-61), be APPROVED FOR ONE YEAR subject to the following conditions:

- 1) That a trash enclosure be installed and maintained.
- 2) That the property be maintained in an orderly and presentable manner.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli and Whipple and Mayor Gragson voting aye; noes, none.

Z-41-61

APPLICATION OF DR. HAROLD B. FOUTZ for the reclassification of property legally described as

From: R-3
To: R-4

The irregular Lot 17, Block 1, Mayfair Tract No. 1,

Denied

generally located on the east side of 15th Street between Fremont Street and Carson Avenue,

From: R-3
To: R-4.

Director of Planning, Franklin J. Bills: This is the application of Dr. Foutz who, you will recall, wants to have a dental office at this location. He made an application for commercial zoning, which was denied by the Planning Commission and by this Board, and was given some indication that if he made an application for R-4 it would then make it possible for him to put in an application for a Use Permit for this specific use. This, however, was also denied by the Planning Commission and brought to the attention of this Board and you asked that it be referred back to the Planning Commission. The point came up at that time that one of the protestants is now utilizing this property zoned for R-1 for a parking lot and it sort of clouded the issue a little bit. It was the feeling, I think, of the Planning staff and the Planning Commission that we ought to insist that this property be rezoned in a manner commensurate with its present use. I don't feel that it would be in the best interest of the community to step in and force the discontinuance of parking at that location because it isn't suited for much of anything else and it would further complicate the parking situation at that location. It was referred back, then, to the Planning Commission who still felt that this was not a proper use for this particular parcel of property zoned the way it is now, R-3. There's only one other point I might mention to you for whatever bearing it might have and that is that, in the last three or four days we now have an application from the owners of this parcel adjacent to the property of Dr. Foutz to change that to R-4 and I am sure that whatever you do for Dr. Foutz is obviously going to determine what you do with this one.

Mayor Gragson: What is on that property now?

Mr. Bills: This is a single family home.

Mayor Gragson: Yes, I meant on the other parcel.

U-24-61

Approved

APPLICATION OF HOME INVESTMENT COMPANY OF LONG BEACH to construct a building in excess of 50 feet high in accordance with the provisions of Title XI, Chapter 1, Section 25, of the City Code on property legally described as

The north 12-1/2 feet of Lot 15 and all of Lots 11, 12, 13, and 14, Block 36 of Clark's Las Vegas Townsite,

generally located on the east side of 4th Street between Carson Avenue and Bridger Avenue, in Land Use Zone C-2.

Planning Director Bills: The ordinance at the present time sets a 50-foot height limitation in a C-2 zone and authorizes the issuance of a Use Permit to go higher than that based on proper utilization of the land. The height limitation we think is unnecessary now and the draft of an ordinance is now being developed to eliminate it. We see no reason why a structure of this kind is not a logical factor or a fine addition to the down town area. The Board of Zoning Adjustment recommends your approval.

Commissioner Mirabelli moved the application of Home Investment Company of Long Beach to construct a building in excess of 50 feet high in accordance with the provisions of Title XI, Chapter 1, Section 25, of the City Code, on property generally located on the east side of 4th Street between Carson Avenue and Bridger Avenue, in Land Use Zone C-2, be APPROVED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, and Mayor Gragson voting aye; noes, none.

U-23-61

Abeyance to
Regular Meeting
of Oct. 25, 1961

APPLICATION OF BLAINE G. BECKWITH to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings on property legally described as

Beginning at the southwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East; thence north 40 feet; thence east 610 feet to the true point of beginning; thence north 125 feet; thence east 53.10 feet; thence south 125 feet; thence west 53.10 feet to the true point of beginning,

generally located between Charleston Blvd. and Fremont Avenue, east of 21st Street, in Land Use Zone C-2.

Planning Director Bills: The ordinance requires a Use Permit for any use which is not in an enclosed building. There were no protests at the public hearing. The Board of Zoning Adjustment recommends your approval subject to the following conditions:

- 1) That a trash enclosure be installed and maintained.
- 2) That the property be maintained in an orderly and presentable manner.

Mayor Gragson: What authority do we have to enforce this last provision?

Mr. Bills: Subject to a confirmation by the City Attorney, I would assume that the City has the authority to insist on maintaining

property in an orderly manner on almost any property in the community, but since this is in the form of a special privilege, Use Permit, the inclusion of this in the record would certainly simplify any enforcement in my opinion.

Commissioner Mirabelli: My first thought on it--that's going to be facing incoming traffic from the Boulder Highway--my first thought is that it would be an eye-sore.

Mr. Bills: This is the reason why this particular type of a use requires a Use Permit, so that it can be controlled to some extent and reviewed by the Board of Zoning Adjustment and by this Board before it is authorized.

Mayor Gragson: I would suggest that we hold this in abeyance so that we can have more time to study it. Is there anyone here who wishes to speak on this Use Permit?

Lee Glenn: I voiced my opinion at the Planning Board meeting. I think once we break down here we are setting a kind of precedent. It looks like the kind that belongs more off of Charleston. That street is highly commercial and this is more on the order of an industrial deal than it is an actual commercial deal.

Commissioner Mirabelli moved the application of Blaine G. Beckwith (U-23-61) to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings, on property generally located between Charleston Blvd. and Fremont Avenue east of 21st Street, in Land Use Zone C-2, be held in ABEYANCE.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, and Mayor Gragson voting aye; noes, none.

V-19-61

Approved

APPLICATION OF SPROUL HOMES, INC., to construct a house within a required side yard on property legally described as

Lot 26, Block 7, Charleston Heights 31-A,

generally located at the southwest corner of Churchill Drive and Colleen Drive, in Land Use Zone R-1.

Planning Director Bills: This involves a house at the southwest corner of Churchill and Colleen--a corner lot. In attempting to reconstruct the situation, it appears that the house, which is sort of an "L" shaped type house, would fit on the lot properly except that somebody, somehow, turned it a quarter turn. As a result--there's a 15-foot side yard imposed here, which is an additional requirement on a corner lot. This is met properly. However, by so doing the side yard on the interior side of the lot is about 4 feet where it should be 6. The Board of Zoning Adjustment looked at it and I believe concluded that no real harm was being done due to the fact that it was a relatively minor variance. In this particular case I believe the portion which protrudes slightly is the garage portion and the house on the adjoining lot, the garage also faces the same direction, so that any inconvenience would be minimum. There were no protests at the hearing and the Board of Zoning Adjustment recommends your approval.

October
Twentysixth
1961

Mr. Blaine G. Beckwith
821 Griffith Avenue
Las Vegas, Nevada

Re: Use Permit (U-23-61)

Dear Mr. Beckwith:

At a Regular Meeting of the Board of City Commissioners held October 25, 1961, consideration was given your application to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings, on property generally located between Charleston Blvd. and Fremont Avenue east of 21st Street, in Land Use Zone C-2.

Upon motion duly made, seconded and carried, this application was approved for one year, subject to the following conditions

- 1) That a trash enclosure be installed and maintained.
- 2) That the property be maintained in an orderly and presentable manner.

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

October
Twelfth
1961

Mr. Elmer B. Backwith
221 Griffith Avenue
Las Vegas, Nevada

Re: Use Permit (U-23-61)

Dear Mr. Backwith:

At a Regular Meeting of the Board of City Commissioners, held October 11, 1961, consideration was given your application to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings, on property generally located between Charleston Blvd. and Fremont Avenue east of 21st Street, in Land Use Zone C-2.

Upon motion duly made, seconded and carried, this application was held in abeyance to the Regular Meeting of October 25, 1961.

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

Mr. Jay Casada, 5017 Alta Drive appeared in his own behalf.

Mr. Casada presented a petition signed by 20 property owners and tenants expressing approval of this application. No one appeared in protest. The Chairman declared the Public Hearing closed.

The staff stated that their recommendation for approval is based on the fact that this application meets all the requirements for hospitals as stated in the ordinance and does not imply approval for professional offices in this area in the future.

Mrs. Hurley moved that the application of JAY C. CASADA for a Use Permit to construct and operate a privately owned hospital on property generally located on the north side of Mayflower Lane between Decatur Boulevard and Portsmouth Way be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Conformance to the plot plan as amended.
2. Signing an agreement to install off-site improvements and filing of a bond.
3. Dedication of right of way on Decatur Boulevard to conform to the Major Street Plan.
4. All ingress and egress be provided from the main street which is Decatur Boulevard.
5. Conformance to the Hospital Ordinance.

Mr. Maini seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>
Hurley	None
Singleton	
White	
Maini	

The Chairman thereupon declared the motion carried.

3. U-23-61
Approved

The application of BLAINE G. BECKWITH for a Use Permit to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings on property legally described as: Beginning at the southwest corner of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, thence north 40 feet; thence east 610 feet to the true point of beginning; thence north 125 feet; thence east 53.10 feet; thence south 125 feet; thence west 53.10 feet to the true point of beginning. Generally located between Charleston Boulevard and Fremont Avenue, east of 21st Street in Land Use Zone C-2.

Mr. Saylor gave the staff report and stated that the proposed use of this property is in a general C-2 area. The staff has no objections to this use and stated it could be considered in the same manner as a trailer sales area or used car lots. The Fire Department recommends that a non-combustible trash enclosure large enough to handle any

cartons, etc., from this use be constructed. There were no written protests on record. The Chairman declared the Public Hearing open. Mr. G. B. Hamilton appeared in behalf of the applicant. Mr. Lee Glenn stated that it would not be in conformity with the other properties in the area and it may turn into an unsightly area. The Chairman declared the Public Hearing closed. Discussion followed. Mr. White moved that the application of BLAINE G. BECKWITH for a Use Permit to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings on property generally located between Charleston Boulevard and Fremont Avenue, east of 21st Street be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. That a trash enclosure be installed and maintained.
2. That the property be maintained in an orderly and presentable manner.

Mrs. Hurley seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>
Hurley	None
Singleton	
White	
Maini	

The Chairman thereupon declared the motion carried.

4. U-24-61
Approved

The application of HOME INVESTMENT COMPANY OF LONG BEACH for a Use Permit to construct a building in excess of 50 feet high in accordance with the provisions of Title XI, Chapter 1, Section 25 of the City Code on property legally described as the north 12 1/2 feet of Lot 15 and all of Lots 11, 12, 13 and 14, Block 36 of Clark's Las Vegas Townsite and generally located on the east side of Fourth Street between Carson Avenue and Bridger Avenue in Land Use Zone C-2.

Mr. Saylor gave the staff report and stated that this proposed application is in the general area of C-2 zoning. He further stated that the ordinance states that in a C-2 zone a height limitation of four stories or 50 feet is required, but this may be increased by means of a Use Permit. Mr. Saylor presented the plot plan to the Board and stated that it meets all requirements. There were no written protests on record. The staff recommends approval. The Chairman declared the Public Hearing open. No one appeared in protest or approval of this application. The Chairman declared the Public Hearing closed.

Mrs. Hurley moved that the application of HOME INVESTMENT COMPANY OF LONG BEACH for a Use Permit to construct a building in excess of 50 feet high on property generally located on the east side of

PROPERTY OWNERS

PROTESTS

1. Harold L. Boyer,
2044 E. Charleston
- + 5 other signatures
of owners & tenants

APPROVALS

1. Joseph G. Roberts
Box 2323, Huntbridge Station
Las Vegas

U-23-61
Protest
entry in sheet
in file

HAROLD L. BOYER, M. D.
2044 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA
DUdley 4-4995

PRACTICE LIMITED
TO DERMATOLOGY

September 26, 1961

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

Dear Mr. Bills:

We, the undersigned owners and tenants of buildings and property of 2000 block East Charleston Boulevard, wish to protest the petition of Mr. Blaine G. Beckwith, who leased land for the conduction of an outdoor business, consisting of sale and storage of portable aluminum buildings on porperty legally described as: "beginning at the south-west corner of the south-east quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of section 35, township 20 south, range 61 east, thence north 40 feet; thence east 610 feet to the point of beginning; thence north 125 feet; thence east 53.10 feet; thence south 125 feet; thence west 53.10 feet to the true point of beginning. Generally located between Charleston Boulevard and Fremont Avenue, east of 21st Street in land use zone C-2."

It is evident by survey of this area that the existing business consists of professional offices and restaurants as well as other businesses, which would normally be limited to C-1 usage. It is felt for this reason that such a business as that described by Mr. Beckwith would be completely out of keeping with the area and, in fact, would serve to begin a down-grading of the vicinity, as well as detract from its present value and appearance.

Harold L. Boyer M.D.



(see second sheet)

NAME

ADDRESS

WING FONG

2021 E. CHARLESTON
2034 E Charleston

~~Mythology WD~~

M. F. KIRKEEN G

2010-2020 East Charleston

~~J. Rudd~~

J.K. RUDD

2022-2032 East Charleston

~~J. Block~~

J.L. BLOCK

2022-2032 EAST CHARLESTON

Carl Ramus

CHARL RAMUS

U-23-61
app

NOTICE OF PUBLIC HEARING

September 28, 1961

September 18, 1961

Notice is hereby given that on September 28, 1961, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

BLAINE G. BECKWITH FOR A USE PERMIT TO LEASE LAND FOR THE CONDUCT OF AN OUTDOOR BUSINESS CONSISTING OF THE SALE AND STORAGE OF PORTABLE ALUMINUM BUILDINGS ON PROPERTY LEGALLY DESCRIBED AS: BEGINNING AT THE SOUTH-WEST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, THENCE NORTH 40 FEET; THENCE EAST 610 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 125 FEET; THENCE EAST 53.10 FEET; THENCE SOUTH 125 FEET; THENCE WEST 53.10 FEET TO THE TRUE POINT OF BEGINNING. GENERALLY LOCATED BETWEEN CHARLESTON BOULEVARD AND FREMONT AVENUE, EAST OF 21st STREET IN LAND USE ZONE C-2.

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

September 19, 1961

Sirs:

I own the property across the street and I am in favor of the request.

U-23-61

Joseph G. Roberts
Box 2323, Huntridge Station
Las Vegas, Nevada



INTER-OFFICE MEMORANDUM

27 September 1961

TO: Planning Department

FROM: Deputy Director of Public Works

SUBJECT: Use Permit U-23-61
Blaine G. Beckwith

COPIES TO:

Your memorandum requested comments from the Engineering Department on the application of Blaine G. Beckwith for a Use Permit to lease land for business purposes on property located on the north side of E. Charleston Blvd. between Eastern Ave. and Fremont St.

It would be required that the property owner at this location install a full width sidewalk between the property line and the back of the curb. It is requested that the owner post a bond in the amount of \$350 to insure installation of the improvement.

V. B. Uehling
Deputy Director of Public Works

VBU:pf



INTER-OFFICE MEMORANDUM

September 14, 1961

TO:

Don J. Saylor, Deputy Director of Planning

FROM:

Fire Department

SUBJECT:

U-23-61 - Blaine G. Beckwith

COPIES TO:

see comments

This department has no objections to the granting of subject use permit, provided there shall be a noncombustible trash enclosure large enough to handle all large cartons, and all requirements of Uniform Building Code are complied with.

Donald F. Southwick
Donald F. Southwick, Inspector
Acting Chief Fire Prevention Bureau

S'c



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE: September 20, 1961

TO: Honorable Mayor and
Board of City Commissioners

FROM: Director of Planning

SUBJECT: U-18-01 - BLAINE G. ROCKWITH for a Use Permit to lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings on property legally described as: Beginning at the southwest corner of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 38, Township 20 South, Range 01 East, thence north 43 feet; thence east 810 feet to the true point of beginning; thence north 125 feet; thence east 59.10 feet; thence south 125 feet; thence west 59.10 feet to the true point of beginning. Generally located between Charleston Blvd. and Fremont Avenue, east of First Street in Land Use Zone C-2.

This item is scheduled for the October 21, 1961 meeting of the Board of City Commissioners.

Las Vegas, Nevada, at 6:00 P. M. in the Council Chambers of the City Hall,

At a regular meeting on September 20, 1961, the Board of Zoning Adjustment voted to refer subject application to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. That a trash enclosure be installed and maintained.
2. That the property be maintained in an orderly and presentable manner.

Respectfully,

FRANKLIN J. BILLS, Secretary
Board of Zoning Adjustment

FJB: bah

cc: City Clerk
City Attorney
Dept. Of Public Works

Name Blaine G. Rockwith

Address 821 Griffin Avenue
Las Vegas, Nevada

PLANNING DEPARTMENT
INTER-OFFICE CORRESPONDENCE

DATE: September 7, 1961

TO: **Building, Engineering, Fire Departments**

FROM: **Planning Department**

SUBJECT: File No. U-23-61, Board of Zoning Adjustment Meeting September 28, 1961

Application has been submitted by: **BLAINE G. BECKWITH**

for a Use Permit/~~REPLACEMENT~~ to: **lease land for the conduct of an outdoor business consisting of the sale and storage of portable aluminum buildings.**

The property is located at: **the north side of Charleston Boulevard between Bruce Street and Fremont Street,**

in Land Use Zone: **C-2**

Legally described as: **Beginning at the southwest corner of the southwest quarter (SW1/4) of the southeast quarter (SE 1/4) of Section 35, Township 29 South, Range 61 East, thence north 40 feet; thence east 610 feet to the true point of beginning; thence north 125 feet thence east 58.10 feet; thence south 125 feet; thence west 58.10 feet to the true point of beginning.**

Your remarks regarding this application prior to September 28, 1961 will be greatly appreciated.

DON J. SAYLOR
Deputy Director of Planning

DJS: **bah**

Plot plan submitted: yes **X**

no

NOTICE OF PUBLIC HEARING

September 28, 1961

FB

September 18, 1961

Notice is hereby given that on September 28, 1961, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

BLAINE G. BECKWITH FOR A USE PERMIT TO LEASE LAND FOR THE CONDUCT OF AN OUTDOOR BUSINESS CONSISTING OF THE SALE AND STORAGE OF PORTABLE ALUMINUM BUILDINGS ON PROPERTY LEGALLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, THENCE NORTH 40 FEET; THENCE EAST 610 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 125 FEET THENCE EAST 53.10 FEET; THENCE SOUTH 125 FEET; THENCE WEST 53.10 FEET TO THE TRUE POINT OF BEGINNING. GENERALLY LOCATED ~~ON THE NORTH SIDE~~ *between* ~~OF CHARLESTON BOULEVARD BETWEEN DRUCE STREET AND~~ *east of 21st* FREMONT AVENUE, IN LAND USE ZONE C-2.

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

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,.....**BLAINE G. BECKWITH**....., the owner,
respectfully petitions for a special Use Permit to:lease my land for the conduct
of an "outdoor business" consisting of the sale and storage of
portable aluminum buildings.....

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

The property is situated at.....**2115 E. Charleston Blvd**,.....
between.....**Fremont Street**.....and.....**Charleston Blvd**.....in Land Use Zone **C-2**
Said property is legally described as follows:.....

(description attached).....

Said property was acquired by the applicant on **January** ..**4th**... ..**1960**.. State the use
Month Day Year

of property permitted under the deed restrictions:.....
.....**any commercial use**.....

Expiration date of deed restrictions: **None**.....
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

~~XXX~~ I, the undersigned, being duly sworn, depose and say that I am the owner/~~XXXX~~
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.
~~XX~~

Blaine G. Beckwith
Signature of Owner

821 Griffith Avenue
Mailing Address
Las Vegas, Nevada

DU 4-3198
Telephone Number

The prescribed filing fee of \$50.00
received by.....**AS 34378**.....
Receipt No.....**9/11/61**.....
Date.....

Subscribed and sworn to before me this **1st** day of **September**...., 19**61**....

Nancy Spring
Notary Public
My Commission Expires: **3/31/64**



U-23-61

A portion of the following real property:

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

Part of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as commencing at the Southwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section 35; thence North $01^{\circ}11'30''$ East a distance of 40 feet; thence South $89^{\circ}48'30''$ East a distance of 610 feet to the true point of beginning; thence North $1^{\circ}11'30''$ East a distance of 125.00 feet to a point; thence North $89^{\circ}48'30''$ West a distance of 150.00 feet to a point; thence North $01^{\circ}11'30''$ East a distance of 186.84 feet to a point on the Southerly right of way line of Fremont Street, original alignment; thence South $62^{\circ}02'30''$ East along said Southerly right of way line of Fremont Street a distance of 227/47 feet to a point on the East line of said Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 35; thence South $1^{\circ}11'30''$ West a distance of 205.90 feet to a point on the North line of Charleston Boulevard; thence North $89^{\circ}48'30''$ West a distance of 53.10 feet to the true point of beginning.

Said portion to consist of 53.10 feet of frontage on Charleston Boulevard and extending back a distance of 125 feet.

NOTICE OF PUBLIC HEARING

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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

U-23-61

Blaine Beckwith

Unsubdivided Land

2-48-1	✓ Ahmanson Bank & Trust Company	9145 Wilshire Blvd. Beverly Hills, Calif.
2	✓ Robert E. & Rose Saltzman c/o Ethel Rose Robinson	Eden Roc Apts., Apt. 8 150 Albert Avenue
3	✓ Ethel Rose Robinson	Eden Roc Apartments 150 Albert Avenue Apt. 8
7	✓ Nevada Southern Enterprises, Inc.	4701 Evergreen Place
8	✓ Jack W. & Besse I. Hanson	2609 Pinto Lane
10	✓ Ahmanson Bank & Trust Company	9145 Wilshire Blvd. Beverly Hills, Calif.
11	✓ United Brotherhood, Carpenters and Joiners of America	Local Union #1780 Box 1562
13	✓ Blaine G. & Helen R. Beckwith	821 Griffith Avenue
14	✓ Glenn S. & E. Gloria Carroll	1126 South Sixth Street
5-11-1	Ben L. & Burton, Bryant R., Bingham Bingham, Ben L. & Burton, Bryant R.	1414 Industrial Road
2	✓ Joseph G. Roberts	Huntridge Station Box 2323
3	✓ Virgil H. & Julia A. Fisher	2112 East Charleston Blvd.
4	✓ J. E. & Nellie N. Williams	2333 West Pinto Lane
5	✓ Jacob Hecht	413 Fremont Street
6, 7	✓ Charles E. & Ruth Jonas	127 Vegas Drive
8	✓ Hattie B. King	7811 Taylor Huntington Beach, Calif.

Crestwood Homes #5

Blk 8 Lot 15	✓ M. J. Kirkeeng & John P. Watkins	1636 E. Charleston Blvd.
16	✓ Walter E. Bohle	2044 E. Charleston Blvd.
17	✓ Harold L. Boyer	1255 Melville Drive

Jubilee Tract

Blk 1 Lot 2	✓ Phil W. & Clara Walker	2105 Ballard Drive
3	✓ Glenn & Theresa Page	2109 Ballard Drive
4	✓ Josephine M. Coleman	248 S. San Rafael Pasadena 2, California

Sm. JM

Bingham, Ben L. & Benton,
Bryant R.

To Ben L. Bingham

V-23-61

Blaine Beckwith

Crestwood Homes #5
Blk 8 Lots 15-16-17

Jubilee Tract
Blk 1 Lots 2-3-4

Unsubdivided Land

2-48-1

2

3

7

8

10

11

13

14

5-11-1

2

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4

5

6

7

8
