

Planning & Development Department
Scanning Cover Sheet

Case No U-21-66

APN

Location 1501 N DECATUR BLVD

Applicant H E HARTFELDER

Subject

USE PERMIT TO ALLOW AUTOMOTIVE SERVICING &
TIRE CHANGING IN EXISTING OUTSIDE AUTOMOTIVE
AREA ZONE C-1



Planning Department
400 Stewart Avenue

July 29, 1966

Mr. H. E. Hartfelder
c/o Bob Burleigh, Genl. Mgr.
WonderWorld
1501 North Decatur
Las Vegas, Nevada

Re: U-21-66

Dear Mr. Hartfelder:

At the regular meeting of the Board of Zoning Adjustment held July 28, 1961, consideration was given to your application for a Use Permit to allow tire changing and automotive servicing on property generally located at 1501 Decatur Boulevard between Vegas Drive and Westmoreland Avenue, 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 condition:

1. That all operations and storage be conducted within a completely enclosed building.

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 during this ten day period.

Very truly yours,

DJS:

DON J. SAYLOR
Director of Planning

cc: City Clerk

M I N U T E S
BOARD OF ZONING ADJUSTMENT
July 28, 1966

The regular meeting of the Board of Zoning Adjustment was called to order at 7:30 p.m., by Chairman Gilday, in the Council Chambers of City Hall, Las Vegas, Nevada.

PRESENT: Chairman Gilday, Messrs. Boyer, Hoggard and White.

ABSENT: Mr. Morgan (out of town)

STAFF PRESENT: Geoffrey Stormson, Senior Planner
Dorothy Kelly, Recording Secretary

MINUTES: Upon motion being duly made, seconded and carried unanimously, the minutes of the regular meeting held June 23, 1966, were approved by reference.

NEW BUSINESS

1. U-21-66
Approved

Application of H. E. HARTFELDER for a Use Permit to allow tire changing and automotive servicing in an existing outside automotive area on property legally described as the south 591.00 feet of the north 781.00 feet of the east 805.96 feet of Section 25, Township 20 South, Range 60 East, MDB&M, and generally located at 1501 Decatur Boulevard on the west side of Decatur Boulevard between Vegas Drive and Westmoreland Avenue, in land use zone C-1.

Mr. Stormson pointed out the general location of this property and stated that this application involves property located at the north side of Wonder World and is a wire enclosed sales and storage area covered by a metal roof; a portion of this area is occupied by patio furniture and garden supplies. This application is for a gas station type operation which will only be changing tires and the sale of automotive items - no gasoline. In a C-1 zone, the Ordinance prohibits any outside storage and sales. Staff would recommend approval of this application subject to the condition that all operations and storage be conducted within a completely enclosed building.

Chairman Gilday declared the Public Hearing open.

There was no-one present to speak in favor of or in protest of this application.

The applicant was not present.

Chairman Gilday declared the Public Hearing closed.

Chairman Gilday stated that since the applicant had applied for outside storage and operation, and since Staff recommended a completely enclosed storage and operation, he believed the applicant should be present.

After discussion by the members of the Board, Mr. Boyer moved that U-21-66 be approved subject to the recommendation of Staff that all storage and operations be conducted within a completely enclosed building.

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

2. U-22-66
Abeyance

Application of JACK DOYLE SR and M. A. CLEMENS for a Use Permit to build a building for a Cocktail Bar on property legally described as the south 200.0 feet of the east 85.0 feet of, the west 265.0 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, and generally located on the north side of Charleston Boulevard between Shadow Lane and Desert Lane, in land use zone C-1.

Mr. Stormson pointed out the general location of this property and stated that it was presently vacant. This and the adjacent property was approved for C-1 zoning for a gas station by the Planning Commission. The property in this application is part of the original application showing as a parking lot. The change in the original plot plan will be acted on by the Planning Commission on August 11th. Staff recommends that final action on this application be held in abeyance until after the Plot Plan review by the Planning Commission.

Chairman Gilday declared the Public Hearing open.

There was no-one present to protest this item. There were two people present to speak in favor of this item. Mr. Stormson stated there were two letters of protest and two in favor, on record. He read the letter of protest from John Cahlan and noted the letter of protest from Mr. & Mrs. Blaine.

JACK DOYLE SR., applicant, was present and stated they had not requested a Public Hearing, but only asked for approval or disapproval. Chairman Gilday explained to the applicant that the Public Hearing was standard procedure on a Use Permit. He further informed the applicant that the Planning Commission has not heard the change in the Plot Plan and therefore this Board of Zoning Adjustment has no legal action

CITY OF LAS VEGAS -- FIRE DEPARTMENT
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

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

DATE: 7/13/66

SUBJECT: U-21-66

Application submitted by: H.E. Hartfelder

For a Use Permit/Variance to: allow tire changing and automotive servicing in
existing outside automotive area.

Located at: 1501 Decatur Blvd., on the west side of Decatur Blvd. between Vegas
Drive and Westmoreland Avenue.

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

1. Provide sprinkler drops on additional area.
2. The existing sprinklers be lowered past the light fixtures which obliterate approximately one-half of the coverage.
3. No torches or flammable solvents are to be used in this F-1 occupancy.
4. That proper protection for separation between F-1 and F-2 occupancies be met through UBC requirements.
5. This Use Permit does not allow the exchange of engines and transmissions (heavy repair work).



INTER-OFFICE MEMORANDUM

July 13, 1966

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

U-21-66

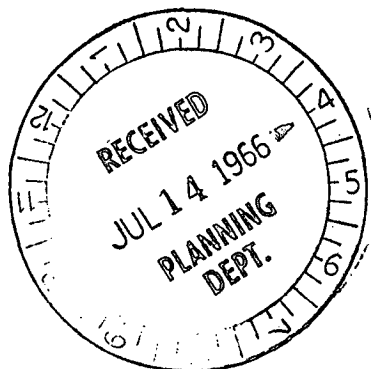
COPIES TO:

Your memorandum of July 7, 1966 requested comments from the Engineering Dept. on the application for a Use Permit by H. E. Hartfelder to allow tire changing and automotive servicing in the existing outside automotive area on property located at 1501 Decatur Blvd.

All of the off-site improvements adjacent to the property on both Decatur Blvd. and Laurelhurst Drive have been installed. Therefore there are no further requirements from this office.

V. B. Uehling
Deputy Director of Public Worsk

VBU:DEN:be



U-2166 H. E. HARTFELDER

CONDITIONS OF APPROVAL

All operations and storage of goods, material, and equipment shall be in a completely enclosed building. Wire fences are not sufficient as an enclosure. Solid walls must be provided.

st

INTER-OFFICE MEMORANDUM

7/8/66

TO: Director of Planning
 Don J. Taylor

FROM: Bldg Dept.

SUBJECT:

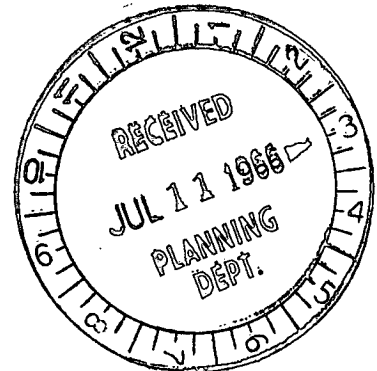
File #U-21-66
 1501 Decatur

COPIES TO:

Master File
 Director of Bldg Dept.

The Permit should be in order. Policing of additional area for sales will be taken care of by Inspector in Area due to escape route from existing building.

Bldg Dept
 L. Gene Boulanger



INTER-OFFICE COMMUNICATION

DATE July 7, 1966

TO: Building Department
Fire Department
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-21-66, Board of Zoning Adjustment Meeting 7/28/66

Application submitted by: H. E. Hartfelder

For a Use Permit/~~Variance~~/to: allow tire changing and automotive servicing
in existing outside automotive area

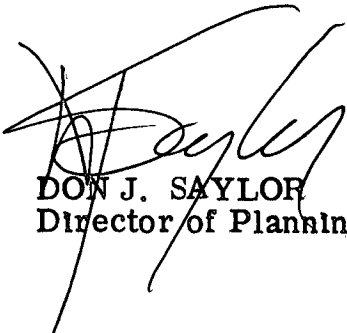
Property located at: 1501 Decatur Blvd - on the west side of
Decatur Blvd between Vegas Drive and
Westmoreland Ave

Land Use Zone: C-1

Legally described as: the south 591.00 ft of the north 781.00 ft of
the east 805.96 ft of Section 25, T20S, R60E,
MDB&M

Your remarks regarding this application prior to July 18, 1966 will be
greatly appreciated.

Plot plan attached: yes
 no


DON J. SAYLOR
Director of Planning

NOTICE OF PUBLIC HEARING

July 28, 1966

July 13, 1966

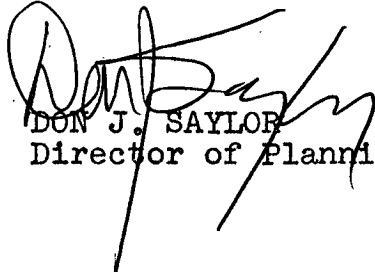
Notice is hereby given that on July 28, 1966 at 7:30 p.m., in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-21-66

H. E. HARTFELDER FOR A USE PERMIT TO ALLOW TIRE CHANGING AND AUTOMOTIVE SERVICING IN EXISTING OUTSIDE AUTOMOTIVE AREA ON PROPERTY LEGALLY DESCRIBED AS THE SOUTH 591.00 FEET OF THE NORTH 781.00 FEET OF THE EAST 805.96 FEET OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M, AND GENERALLY LOCATED AT 1501 DECATUR BOULEVARD ON THE WEST SIDE OF DECATUR BOULEVARD BETWEEN VEGAS DRIVE AND WESTMORELAND AVENUE, 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.

DJS:k


DON J. SAYLOR
Director of Planning

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, W.E. HOREFIELD, the owner, respectfully petitions for a special Use Permit to

Do tire, changing and automotive servicing, in existing outside automotive area/

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

The property is situated at 1501 Decatur between Las Vegas Drive and West Moreland Drive in Zoning District C-1. Said property is legally described as follows, to wit:

Being that portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M. in the City of Las Vegas, County of Clark, State of Nevada, described as follows;

Commencing at the Northeast corner of said Section 25; thence South 0°41'40" East along the East line of the Northeast Quarter (NE 1/4) thereof, a distance of 190.00 feet; thence North 89°57'34" West a distance of 70.00 feet to the true point of beginning; thence continuing North 89°57'34" West a distance of 735.96 feet; thence South 0°41'40" East a distance of 591.00 feet; thence South 89°57'34" East of 735.96 feet; thence North 0°41'40" West a distance of 591.00 feet to the true point of beginning.

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)

W.E. Horefield 2828 N. Haskell Dallas Tex TA-4-8121
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 21st day of June, 1966

Fay Newton Notary Public in and for Dallas County, Texas My Commission Expires 6-1-67
Notary Public in and for said County and State My Commission Expires

SEE REVERSE SIDE for Plot 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 Received by: [Signature]
Receipt No. 96509
Case No. U-21-66 Date: 6-28-66

NOTICE TO
BOB BURLEIGH
Gen MAN WDW
1501 N. DECATUR

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.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

No revenue stamps required.

Corporation Grant Deed

Affix I. R. S. \$.....

9984 4-57

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

✓ MARKET WHOLESALE GROCERY CO., a California Corporation,

a corporation organized under the laws of the state of California hereby GRANTS to

✓ APDEN FARMS CO., a Delaware Corporation, the following described real property in the state of ~~California~~ State of Nevada, County of Clark:

BEING that portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M. in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 25; thence South 0°41'40" East along the East line of the Northeast Quarter (NE 1/4) thereof, a distance of 190.00 feet; thence North 89°57'34" West a distance of 70.00 feet to the true point of beginning; thence continuing North 89°57'34" West a distance of 735.96 feet; thence South 0°41'40" East a distance of 591.00 feet; thence South 89°57'34" East of 735.96 feet; thence North 0°41'40" West a distance of 591.00 feet to the true point of beginning.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its..... President and..... Secretary thereunto duly authorized.

Dated: December 2, 1963.....



STATE OF CALIFORNIA }
COUNTY OF } SS.
Los Angeles }

MARKET WHOLESALE GROCERY CO.
By: H. Edward Moore President
By: Elizabeth M. Healey Secretary

On December 2, 1963
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
H. Edward Moore
known to me to be the President President, and
Elizabeth M. Healey
known to me to be the Secretary Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal) Herbert J. [Signature] NOTARY PUBLIC
Notary Public in and for said County and State, 1966

WHEN RECORDED MAIL TO

Arden Farms Co.
Attn: M. H. Barker
1900 West Stinson Avenue
Los Angeles 54, California

Title Order No.

Payee or Loan No.

SPACE BELOW FOR RECORDER'S USE ONLY

NO 424488
RECORDED AT THE REQUEST OF
Central Telephone Co
Apr 6 3 28 PM 64

OFFICIAL RECORDS BOOK NO.
CLERK COUNTY, NEVADA
COUNTY CLERK'S OFFICE
RECORDS DIVISION

Handwritten initials or mark.

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

~~7.7.66~~ 7.7.66

7.12.66

DATE JOB REQUESTED

DATE JOB TO BE COMPLETE

NAME: CITY - L.V.

DEPT: PLNG.

PHONE: 385-1221 EXT: 241

REQUESTED BY:

JIM COX

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
150	300	490	0	33	U-021-66								
				37									
				40									
200	010	010	0	1									
				5									
				6									
				9									
				13									
				14									
		020	0	1									
		030	0	1									
				2									
		900	2	1									
				13									
		920	4	5									
				18									
		930	2	9									
				11									

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.....

PROGRAMED BY: _____

RUN BY: _____