

Planning & Development Department  
Scanning Cover Sheet

Case No U-44-68

APN

Location SWC SANDRA RD & NELLIS BLVD

Applicant SAM NAKANISHI/CENTRAL TELEPHONE CO

Subject

USE PERMIT TO BUILD A CENTEL OFFICE EQPT  
BLDG W/PAVED PARKING AREA FOR THE SERVICE  
VEHICLES ZONES R-2 AND C-2



INTER-OFFICE MEMORANDUM

<b>TO:</b> DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	<b>FROM:</b> CITY CLERK
<b>SUBJECT:</b> APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS	<b>COPIES TO:</b>

This is to certify that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. U-44-68 Plot Plan Review

Applicant: Central Telephone Company

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by City Council: Yes  No

6-13-91  
DATE

*Sandra H. LeBrew*  
CITY CLERK *Chief Deputy*

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: MAY 23, 1991

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) JUNE 10, 1991

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) JUNE 11, 1991

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

May 28, 1991

Central Telephone Company  
c/o Accounts Payable  
330 South Valley View Boulevard  
Las Vegas, Nevada 89152

Re: U-44-68 - PLOT PLAN REVIEW

Dear Applicant:

Your request for a Plot Plan Review to allow a cellular radio transmission tower on property located on the southwest corner of Sandra Road and Nellis Boulevard, in Zoning Districts C-2 and R-2, was considered by the Board of Zoning Adjustment on May 23, 1991.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. Construct a 6 foot high block wall along the west property line as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

continued



Central Telephone Company  
U-44-68 - Page 2  
May 28, 1991

This action by the Board of Zoning Adjustment on May 23, 1991 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR



RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

NRS:RLW:gm

cc: ALCA Engineering & Surveying, Inc.  
820 South Valley View Boulevard  
Las Vegas, Nevada 89107-4411

**BOARD OF ZONING ADJUSTMENT**

ITEM

BOARD ACTION

10. U-44-68 - CENTRAL TELEPHONE COMPANY

APPLICATION: Plot Plan Review to allow a cellular radio transmission tower

LOCATION: Southwest corner of Sandra Road and Nellis Boulevard

ZONE: C-2 and R-2

STAFF RECOMMENDATION: APPROVAL, subject to:

- 1. Construct a 6 foot high block wall along the west property line as required by the Department of Community Planning and Development.
- 2. Standard conditions 1, 5 and 8.

PROTESTS: N/A

REESE  
APPROVED subject to staff's conditions  
UNANIMOUS

Mr. Williams stated that the applicant is proposing to construct a cellular radio transmission tower on a parcel developed with a Centel equipment storage building. There are similar towers located in the Valley and staff recommended approval.

Sheryl Hatcher, 820 S. Valley View, appearing on behalf of the applicant, requested that the block wall be waived. She has examined the site and does not believe it will be possible to construct such a wall because of existing power lines. There is an existing chain link fence with screening at the site which adequately limits visibility of the site from the residential property to the west.

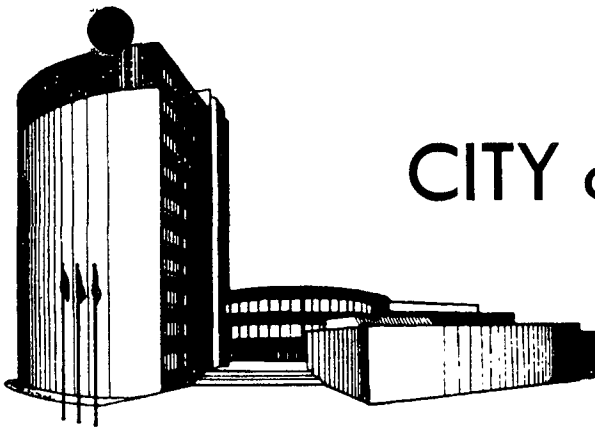
Chairman Ashworth confirmed with staff that the block wall was to provide screening for the nearby residential property and advised Ms. Hatcher that if it were impossible or dangerous to build the block wall, the Building Department would handle the matter.

(19:35 - 19:39)

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

May 13, 1991

Central Telephone Company  
c/o Accounts Payable  
330 South Valley View Boulevard  
Las Vegas, Nevada 89152

Re: U-44-68  
PLOT PLAN REVIEW

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on May 23, 1991.

This meeting will be held at 7:00 p.m. in Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR

*Richard L. Williams*  
RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

NRS:RLW:gm

Attachment

cc: ALCA Engineering & Surveying, Inc.  
820 South Valley View Boulevard  
Las Vegas, Nevada 89107-4411



**BOARD OF ZONING ADJUSTMENT**

Cashman Field Center • 850 Las Vegas Boulevard North

- |     |                                      |                   |  |
|-----|--------------------------------------|-------------------|--|
| 7.  | <b>V-34-90<br/>EXTENSION OF TIME</b> | <b>Applicant:</b> | <b>PACIFIC PROPERTIES &amp; DEVELOPMENT CORPORATION</b>  |
|     |                                      | <b>Request:</b>   | Extension of Time on an approved Variance to construct a six foot high (6') high masonry and wrought iron fence around a condominium subdivision with eight foot 2 inch (8'2") pilasters, where six feet (6') is the maximum height allowed in the rear and side yard area |
|     |                                      | <b>Location:</b>  | East side of Buffalo Drive, approximately 1,340 feet south of Smoke Ranch Road   |
|     |                                      | <b>Zone:</b>      | (N-U (under Resolution of Intent to R-3)   |
| 8.  | <b>V-28-89<br/>EXTENSION OF TIME</b> | <b>Applicant:</b> | <b>M. SYLVIA THOMPSON</b>  |
|     |                                      | <b>Request:</b>   | Extension of Time on an approved Variance to allow a commercial child care facility  |
|     |                                      | <b>Location:</b>  | 1704-1712 Santa Paula Drive  |
|     |                                      | <b>Zone:</b>      | P-R  |
| 9.  | <b>U-34-88<br/>EXTENSION OF TIME</b> | <b>Applicant:</b> | <b>JOHN KREUGER</b>  |
|     |                                      | <b>Request:</b>   | Extension of Time on an approved Special Use Permit to allow expansion of an existing commercial storage (mini-storage) facility   |
|     |                                      | <b>Location:</b>  | 3350 Sirius Avenue   |
|     |                                      | <b>Zone:</b>      | M  |
| 10. | <b>U-44-68<br/>PLOT PLAN REVIEW</b>  | <b>Applicant:</b> | <b>CENTRAL TELEPHONE COMPANY</b>   |
|     |                                      | <b>Request:</b>   | Plot Plan Review to allow a cellular radio transmission tower  |
|     |                                      | <b>Location:</b>  | Southwest corner of Sandra Road and Nellis Boulevard   |
|     |                                      | <b>Zone:</b>      | C-2 and R-2  |
| 11. | <b>V-31-90<br/>REQUIRED REVIEW</b>   | <b>Applicant:</b> | <b>THE EPISCOPAL DIOCESE OF NEVADA ON BEHALF OF DAVIS NURSERY</b>  |
|     |                                      | <b>Request:</b>   | One year required review of an approved Variance to allow storage of live nursery plants for a commercial nursery (Davis Nursery), where such use is not permitted   |
|     |                                      | <b>Location:</b>  | 832 North Eastern Avenue   |
|     |                                      | <b>Zone:</b>      | R-E  |

**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

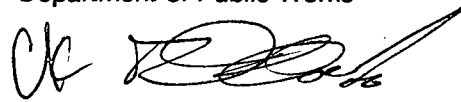
May 15, 1991

**TO:**

Norman R. Standerfer, Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



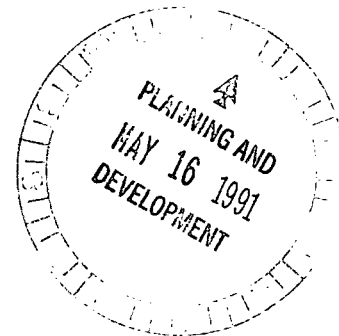
**SUBJECT:**

U-44-68  
Central Telephone Company

**COPIES TO:**

John McNellis, Engineering Planning  
Nancy Miller, Right-of-Way  
Chuck Turk, Land Development  
Rita Lumos, Survey (FM, PM, & A's only)  
Gordon Derr, Traffic Engineering (TIA's only)

1. Dedicate an additional 5' for a total radius of 25' on the southwest corner of Nellis Boulevard and Sandra Road.
2. Remove all substandard curb and gutter and sidewalk adjacent to this site and replace with new improvements meeting current City Standards.



DATE: 5-14-91

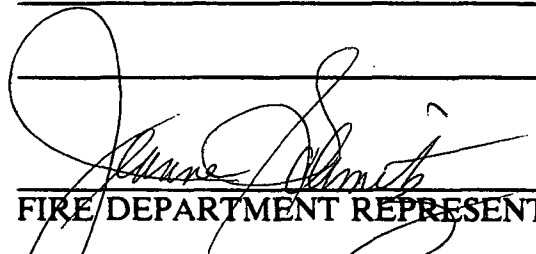
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: U-44-68

- No Objection - Appears to meet all fire department access requirements.
- No Objection - This is desert/vacant property at this time.
- No Objection - Must be constructed/installed to conform to all applicable Fire Codes, Building Codes, City Codes, and where necessary any State Code requirements.
- No Objection - Presents no exposure problem to surrounding property.
- Recommend denial.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

ORIGINAL (White) - COMM. PLNG. COPY (Pink) - FIRE PREVENTION

INTER-OFFICE MEMORANDUM

May 6, 1991

TO: DEPARTMENT OF BUILDING AND SAFETY  
DEPARTMENT OF FIRE SERVICES  
DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY,  
ELECTRIC AND LAND DEVELOPMENT)

FROM: DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR  
  
RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS RE: U-44-68  
CENTRAL TELEPHONE COMPANY

PARCEL NO.: 060-160-001

COPIES TO:

RECORDS AND  
MAY 17 1991  
CITY OF LAS VEGAS

The subject application is: Plot Plan Review to allow a cellular radio transmission tower

This structure/use is: PROPOSED  X   
EXISTING      

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the  May 23, 1991  Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to  May 15, 1991  will be appreciated.

Thank you.

NRS:RLW:gm

- Attachments:  
1. Application  
2. Plot Plan

DEPARTMENT OF  
BUILDING AND SAFETY  
BY MICHELE TRANDAH

MAY 16 1991

NO COMMENT  
 CONDITIONS AS NOTED

PLANNING AND  
MAY 17 1991  
DEVELOPMENT



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

APPLICANT: NAME CENTRAL TELEPHONE COMPANY

(OWNER OF ADDRESS c/o ACCOUNTS PAYABLE, LAS VEGAS, NV 89152

RECORD) PHONE NO. 702/877-7171

AGENT: NAME ALCA ENGINEERING & SURVEYING, INC.

ADDRESS 820 South Valley View Blvd., Las Vegas, NV 89107-4411

PHONE NO. 702/878-3358

ASSESSOR'S PARCEL NUMBER: 060-160-001

FILE NO: U-44-68

ZONING DISTRICT: C-2, R-2

LAND USE: EXISTING Communication (OFFICE)

PROPOSED Communication - Cellular Radio Transmission Tower

04-29-91 DATE OF SUBMITTAL

[Signature] SIGNATURE OF OWNER OF RECORD

NOTE: UNLESS THE APPLICANT IS THE CURRENT OWNER OF RECORD, A LETTER FROM THE CURRENT OWNER IS REQUIRED, GIVING AUTHORIZATION FOR THIS APPLICATION. THE LETTER SHOULD ALSO INCLUDE A STATEMENT AGREEING TO CONFORM TO ANY CONDITIONS OF APPROVAL IMPOSED AT THE TIME OF ANY HEARINGS.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

LEGAL, (IF A PUBLIC HEARING ITEM) NOT P/H PER LES.

PAST ACTIONS: CASE NO. U-44-68 ACTION APPROVED DATE 11/21/68

CASE NO. ACTION DATE

CASE NO. ACTION DATE

DISTRICT MAP NO. N-29-4 FLOOD ZONE 'A' YES NO

IN DOWNTOWN REDEVELOPMENT AREA? YES NO

SPECIAL NOTICE REQUIRED? YES NO

IF YES

CHECKED BY: C. FITZHUGH DATE: 4/30/91

GENERAL RECEIPT NO. 114773 CASE NO. U-44-68

P/C DATE: BZA DATE 5/23/91



**ALCA**  
**ENGINEERING & SURVEYING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
 820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411  
 (702) 878-3358

T R A N S M I T T A L

TO CITY OF LAS VEGAS

DATE April 29, 1991

PROJECT CENDEL/NELLIS BLVD.

RE: \_\_\_\_\_

ATTN. Norman Standerfer

JOB NO. 8908-01-19

WE ARE FORWARDING

ENCLOSED

EXPRESS MAIL

BY MESSENGER

BY MAIL

FEDERAL EXPRESS

FOR PICKUP

DESCRIPTION
1. ONE (1) Plot Plan Review Application
2. EIGHT (8) PRINTS of the Plot Plan (7 FOLDED/1 ROLLED)
3. TWO (2) COPIES of the Elevations
4. ONE (1) COPY of the Deed
5. CHECK in the amount of \$25.00 for application fee

FOR REVIEW AND COMMENT

FOR YOUR USE

FOR SIGNATURE

AS REQUESTED

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
 SHERYL HATCHER, L.S.I.T.

COPY TO CENDEL CELLULAR

# GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That BAH HAKAHISHI

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CENTRAL TELEPHONE COMPANY, a Delaware corporation

all that real property situate in the \_\_\_\_\_ County of Clark State of Nevada, bounded and described as follows:

Being a portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 29, Township 20 South, Range 62 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the Southeast corner of the said Southeast Quarter (SE $\frac{1}{4}$ ); thence North 0°20'8" West, along the East boundary of the said Southeast Quarter (SE $\frac{1}{4}$ ), 430.02 feet; thence South 87°28'16" West, 40.00 feet to the TRUE POINT OF BEGINNING; thence North 0°20'8" West, 200 feet; thence South 87°28'16", 286.95 feet; thence South 0°20'8" East, 200.00 feet; thence North 87°28'16" East, 286.95 feet to the TRUE POINT OF BEGINNING.

- SUBJECT TO: (1) Taxes for the fiscal year 1968-69.
- (2) Restrictions, reservations, conditions, rights, rights of way and easements now of record.



together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

Witness my hand this 25th day of October 1968

*Bah Hakahishi*  
Bah Hakahishi

STATE OF NEVADA  
COUNTY OF Clark  
Subscribed and sworn to before me on October 9, 1968  
personally appeared before me, a Notary Public,  
Bah Hakahishi

*James Lockman*  
James Lockman

11-22-68 A 11-22-68

ESCROW NO. LV-110193 REGISTERED  
ORDER NO. 11-22-68 NOTARIAL NO. 11-22-68  
WHEN RECORDED MAIL TO: Central Telephone Co., 125 Las Vegas Blvd., Las Vegas, Nevada  
Title Insurance Co. 11-22-68  
Dec 10 2 30 PM '68  
CLARK COUNTY, NEVADA  
FEE \$ 2.00  
PER 200.00 PROPERTY

REC'D APR 25 1991 89080119

N. Architectural Information:

- (1) For new structures, elevations are required for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.
- (2) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) Typical floor plans for each floor.

O. Landscape Layout:

- (1) Indicate areas to be landscaped, fully dimensioned

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas  
 Department of Community Planning and Development  
 400 East Stewart Avenue  
 Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees. *\$2500*
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.
- D. Drawing Submittals:
  - (1) Plot Plan: Folded to 8 1/2" x 14" (7 copies), Rolled (1 copy).
  - (2) Elevations: Folded to 8 1/2" x 14" (1 copy), Rolled (1 copy).
  - (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).  
 Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Dept. of Community Planning and Development.

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

- COMPLETE
- NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note Incomplete Items): \_\_\_\_\_

THE APPLICANT IS AWARE OF **DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS** NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY \_\_\_\_\_ (date)

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner of Record)

\_\_\_\_\_  
(Date)

FOR DEPARTMENT USE ONLY



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- Rezoning
- Plot Plan/Evaluation/Aesthetic Review
- Variances/Special Use Permits

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. *An appointment for submittal of this information is highly recommended.*

ITEMS COMPLETED

I. **Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:**

A. **Date of preparation and all dates of revision.**

B. **North arrow and scale (the scale chosen should utilize the full size of the sheet).**

C. **Name, address and phone number of owner, developer and person who prepared the map.**

D. **Statement of the present use and the proposed use of the property.**

E. **A precise legal description of the property involved in this application and the number and street name.**

F. **A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches).**

G. **Property boundaries:**

- (1) Define property boundaries with heavy broken line.
- (2) Indicate distance to nearest cross street(s).
- (3) Identify and label adjoining land uses.

H. **Total net and gross acreage (or square footage, if less than two (2) acres.)**

I. **Building Footprints:**

- (1) Show location and outline to scale of each proposed building or structure above ground.
- (2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. **Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.**

K. **Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.**

L. **Existing Structures:**

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
- (2) Show location and size of any existing or proposed fences, walls, etc.

M. **Size and location of all existing and proposed on-premises signage.**

FOR DEPARTMENT USE ONLY

—OVER—

August 26, 1969

PLANNING DEPARTMENT

DEPUTY DIRECTOR OF PUBLIC WORKS

Use Permit - U-44-68

Art Veeder  
Don Nelson

By memorandum of November 15, 1968 this office made certain requirements of the Central Telephone Company in regard to development of an equipment building and storage yard on property located on the southwest corner of Sandra Road and Nellis Blvd.

Through research and clarification of the property boundaries it has been determined that the Central Telephone Company does not own the strip of property immediately adjacent to the Sandra Road right of way. On the basis that no frontage exists on Sandra Road there would be no requirements for off site improvements except for that portion on Nellis Blvd. frontage.

  
V. B. WEELING

VBU/lm

INTER-OFFICE MEMORANDUM

August 26, 1969

TO:

PLANNING DEPARTMENT

FROM:

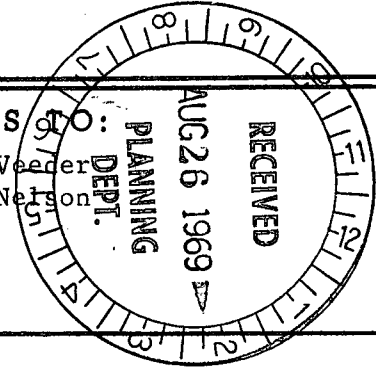
DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Use Permit - U-44-68

COPIES TO:

Art Veeder  
Don Neison



By memorandum of November 15, 1968 this office made certain requirements of the Central Telephone Company in regard to development of an equipment building and storage yard on property located on the southwest corner of Sandra Road and Nellis Blvd.

Through research and clarification of the property boundaries it has been determined that the Central Telephone Company does not own the strip of property immediately adjacent to the Sandra Road right of way. On the basis that no frontage exists on Sandra Road there would be no requirements for off site improvements except for that portion on Nellis Blvd. frontage.

*V. B. Uehling*  
V. B. UEHLING

VBU/lm



November 22, 1968

Mr. Sam Nakanishi and Central Telephone Company  
2527 Valley  
Las Vegas, Nevada

Re: U-44-68

Gentlemen:

At the regular meeting of the Board of Zoning Adjustment held on November 21, 1968, consideration was given to the request for a Use Permit to build a central office equipment building with paved parking area for service vehicles, on property generally located on the southwest corner of Sandra Road and Nellis Boulevard, in land use zones R-2 and C-2.

It was voted by the Board of Zoning Adjustment to approve your request subject to the following conditions:

1. Conformance to the submitted plot plan.
2. That the chain-link fence be replaced with a solid fence before this area is used for the storage of equipment and/or materials.
3. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.

Very truly yours,

Don J. Saylor, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS/mac

cc: City Clerk  
Central Telephone Company

Approved

for a Use Permit to operate a church nursery, on property legally described as the east half of Lots 5 and 6, Block 2 of Artesian Acres excepting therefrom the East 120 feet of the North 185 feet and located at 2929 Cedar Avenue on the north-west corner of Cedar Avenue and 30th Street, in land use zone R-E.

Mr. Saylor stated that the existing church is located on Cedar and 30th, in a R-E zone. A building to the rear of the property will be used for the nursery. Mr. Saylor then explained that under the Zoning Ordinance a nursery is recognized as an appropriate church use and new churches do not need a separate Use Permit for ancillary church uses if the uses are stated in the application; however, this church was erected prior to adoption of the new Ordinance.

Staff recommends approval.

No record of protests.

Vice Chairman White declared the public hearing open.

No one appeared.

Vice Chairman White declared the public hearing closed.

Mr. Robbins moved that the application of CALVARY FOURSQUARE CHURCH for a Use Permit to operate a church nursery, on property located at 2929 Cedar Avenue on the north-west corner of Cedar Avenue and 30th Street, in land use zone R-E, be approved. Mr. Johnston seconded the motion and it was unanimously carried.

4. U-44-68

Approved

Application of SAM NAKANISHI AND CENTRAL TELEPHONE COMPANY for a Use Permit to build a central office equipment building with paved parking area for service vehicles, on property legally described as being a portion of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section 29, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: Beginning at the southeast corner of the said Northeast Quarter ( $NE\frac{1}{4}$ ) of Section 29, thence North  $0^{\circ} 20' 8''$  West, along the east boundary of the said Northeast Quarter ( $NE\frac{1}{4}$ ), 430.02 feet; thence South  $87^{\circ} 28' 16''$  West, 40.00 feet to the true point of beginning; thence North  $0^{\circ} 20' 8''$  West; 200 feet thence South  $87^{\circ} 28' 16''$  West, 286.95 feet; thence South  $0^{\circ} 20' 8''$  East, 200.00 feet; thence North  $87^{\circ} 28' 16''$  East, 286.95 feet to the true point of

beginning, and generally located on the southwest corner of Sandra Road and Nellis Boulevard, in land use zones R-2 and C-2.

Mr. Saylor presented plans to the Board and stated that this property is situated at the east end of the City on Nellis and the Master Plan calls for commercial uses along Nellis Boulevard. The particular use is for an office building facility and some storage area for the telephone company. The plot plan indicates landscaping along both street frontages, a paved parking area, and a proposed building with future addition planned. There will be some vehicles in the parking area. The fenced-in area shown on the plot plan to the rear will not be used for storage at this time; however, when this is used for storage of equipment and/or materials, the chain-link fence should be replaced with a solid block wall.

Staff recommends approval subject to the following conditions:

1. Conformance to the submitted plot plan.
2. That the chain-link fence be replaced with a solid fence before this area is used for the storage of equipment and/or materials.
3. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.

No record of protests, but there is one letter of approval on file.

Vice Chairman White declared the public hearing open.

MR. PHIL WUCINICH, telephone engineer, appeared and stated that the proposed operation will be the same as the one on Tonopah.

No one else appeared.

Vice Chairman White declared the public hearing closed.

Mr. Robbins moved that the application of SAM NAKANISHI AND CENTRAL TELEPHONE COMPANY for a Use Permit to build a central office equipment building with paved parking area for service vehicles, on property generally located on the southwest corner of Sandra Road and Nellis Boulevard, in land use zones R-2 and C-2, be approved subject to the following conditions:

1. Conformance to the submitted plot plan.
2. That the chain-link fence be replaced with a solid fence before this area is used for the storage of equipment and/or materials.
3. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

5. V-33-68  
Approved

Application of MURRAY WOLLMAN for a Variance to operate an automobile body and fender repair garage, on property legally described as Lots 8 and 9, Block 1, Mayfair Tract #1, and located at 1600 East Fremont Street on the south side of East Fremont Street between 15th Street and 17th Street, in land use zone C-2.

Mr. Saylor stated that this property is located on the south side of Fremont between 15th and 17th Streets. The property is situated half way in the block and in the vicinity are garages, used car lots, motels, etc. There is a garage use on the property in question; however, the Ordinance does not permit body and fender shops in a C-2 zone. Therefore, a Variance was applied for to allow this use at the rear of the existing building. The previous operator was conducting business without benefit of a license and complaints were received by staff concerning the operation.

Mr. Saylor then stated that the application is in the name of the property owner, but it was applied for by the lessee, who has indicated that he is vacating the premises and no longer needs the Variance. The owner has not voided the request; therefore, the request is still valid.

Staff feels that this would not be an appropriate use in the location since there have been complaints from residents adjacent to this parcel.

There are no protests on record.

Vice Chairman White declared the public hearing open.

MR. WOLLMAN, the owner of the property, appeared and stated that the property is 100' X 135' and the building was erected several years ago. He further stated that

1388 Womack Ave.  
East Point, Ga.  
Nov. 18, 1968

City of Las Vegas  
Planning Dept.  
400 Stewart St.  
Las Vegas, Nevada

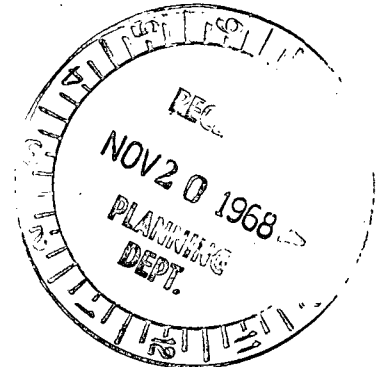
Mr. Don J. Saylor, AIP,  
Director of Planning

Dear Mr. Saylor:

Re: Your notice of November 6 regarding the hearing for the application by Mr. Sam Nakanishi and the Central Tel. Co. for a use permit to build a Central office equipment building with paved parking area for vehicles.

This is to inform you that I have no objections to the use permit being granted to Mr. Nakanishi and the Central Tel. Co.

Very truly yours,  
*Virginia Sutton*  
Virginia Sutton



INTER-OFFICE MEMORANDUM

November 15, 1968

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

Use Permit U-44-68

COPIES TO:

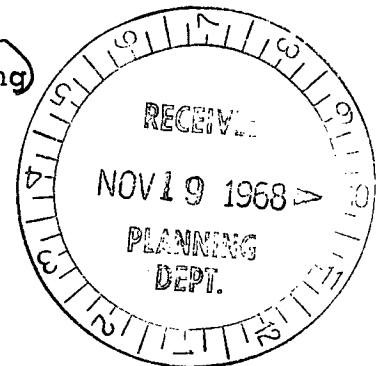
Your memorandum of November 6, 1968 requested comments from the Engineering Department on the application for a Use Permit by Sam Nakanishi and the Central Telephone Company to construct an equipment building and storage yard on property located at the Southwest corner of Sandra Road and Nellis Boulevard.

It will be required that the property owner dedicate the northerly thirty feet of the property together with a three foot utility easement for Sandra Road, the easterly ten feet for Nellis Boulevard and a twenty foot radius at the intersection.

It will be required that the builder install "Half Street" improvements including four street lights adjacent to the property along both Nellis Boulevard and Sandra Road.

A performance bond in the amount of \$7,851.11\* will be required to insure installation of the improvements.

*V. B. Uehling*  
V. B. Uehling



VBU:DEN:ej

\*Note: This figure does not include any fire hydrants that may be required by the Fire Department.

CITY OF LAS VEGAS -- FIRE DEPARTMENT  
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

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

DATE: November 13, 1968

SUBJECT: U-44-68

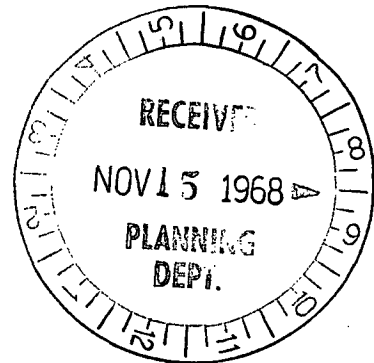
Application submitted by: SAM NAKANISHI AND CENTRAL TELEPHONE COMPANY

For a Use Permit/~~Variance~~ to: Build a central office equipment building  
with paved parking area for service vehicles

Located at: \_\_\_\_\_  
\_\_\_\_\_

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

1. Provide and install an approved fire hydrant.
2. Building to meet U.B.C. building department requirements.



INTER-OFFICE MEMORANDUM

11/8/68

TO: *H. J. Elder, Acting Director*  
*Bldg Dept*

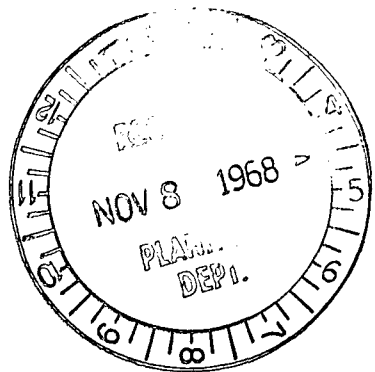
FROM: *Bldg Dept Inspection*

SUBJECT: *U. 44-68*  
*S. W. Cor. Sandra Rd & Nellis*

COPIES TO: *Master File*  
*Planning Dept via Don Taylor*

*The Bldg Dept would have no objection to this request*

*W. Burlingham*  
*Bldg Inspector*



NOTICE OF PUBLIC HEARING

November 21, 1968

November 6, 1968

Notice is hereby given that on November 21, 1968 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-44-68 SAM NAKANISHI AND CENTRAL TELEPHONE COMPANY FOR A USE PERMIT TO BUILD A CENTRAL OFFICE EQUIPMENT BUILDING WITH PAVED PARKING AREA FOR SERVICE VEHICLES, ON PROPERTY LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER ( $NE\frac{1}{4}$ ) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER ( $NE\frac{1}{4}$ ) OF SECTION 29, THENCE NORTH  $0^{\circ} 20' 8''$  WEST, ALONG THE EAST BOUNDARY OF THE SAID NORTHEAST QUARTER ( $NE\frac{1}{4}$ ), 430.02 FEET; THENCE SOUTH  $87^{\circ} 28' 16''$  WEST, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ} 20' 8''$  WEST, 200 FEET; THENCE SOUTH  $87^{\circ} 28' 16''$  WEST, 286.95 FEET; THENCE SOUTH  $0^{\circ} 20' 8''$  EAST, 200.00 FEET; THENCE NORTH  $87^{\circ} 28' 16''$  EAST, 286.95 FEET TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF SANDRA ROAD AND NELLIS BOULEVARD, IN LAND USE ZONES R-2 AND C-2.

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, AIP  
Director of Planning

DJS:jb

INTER-OFFICE COMMUNICATION

DATE November 6, 1968

TO: Building Department  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-44-68, Board of Zoning Adjustment Meeting 11/21/68.

Application submitted by: SAN NAKANISHI AND CENTRAL TELEPHONE COMPANY

For a Use Permit/~~REVISION~~ Variance to: Build a central office equipment building with paved parking area for service vehicles.


Property located at: Southwest corner of Sandra Road and Nellis Boulevard.

Land Use Zone: R-2 and C-2.

Legally described as: See attached.

Your remarks regarding this application prior to 11/18/68 will be greatly appreciated.

Plot Plan attached: Yes X  
No     

  
DON J. SAYLOR, A/P  
Director of Planning

DJS/mac

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, Sam Nakanishi (and Central Telephone Company), the owner, respectfully petitions for a special Use Permit to build a central office equipment building with paved parking area for service vehicles.

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

The property is situated at Southwest corner of Sandra and Nellis between Sandra and Washington Avenue in Zoning District R-2 C-2. Said property is legally described as follows, to wit:

As set forth in Exhibit "A", attached hereto and by specific reference made a part hereof.

Central Telephone Company, Southern Nevada Division, joins in this application.

By: [Signature] Vice-President

By: \_\_\_\_\_

OWNER'S AFFIDAVIT

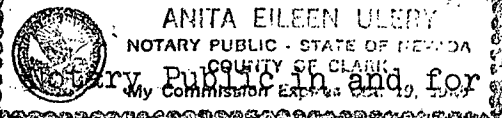
STATE OF NEVADA) ss:
COUNTY OF CLARK)

(I, [Signature] the undersigned, being duly sworn, depose and say that (I am, [Signature] the (owner, [Signature]) 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)

[Signature] Signature of Owner 2527 Valley, Las Vegas, Nevada Mailing Address 384-8388 Phone No.

Subscribed and sworn to before me this 28th day of October, 1968



Anita Eileen Uleary 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
Receipt No. 149734
Case No. U-44-68

Received by: [Signature]
Date: 10/29/68

Set for 11/21/68

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, walls,
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.

EXHIBIT "A"

Escrow No. LV-114183-N

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23

LEGAL DESCRIPTION

Being a portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M., more particularly described as follows:

Beginning at the Southeast corner of the said Southeast Quarter (SE 1/4) <sup>of the NE 1/4 of Sec. 29, T20S, R62E, N83W</sup> thence North 0° 20' 8" West, along the East boundary of the said Southeast Quarter (SE 1/4), 430.02 feet; thence South 87° 28' 16" West, 40.00 feet to the true point of beginning; thence North 0° 20' 8" West, 200 feet; thence South 87° 28' 16" <sup>WEST</sup>, 286.95 feet; thence South 0° 20' 8" East, 200.00 feet; thence North 87° 28' 16" East, 286.95 feet to the true point of beginning. *& generally located on the southwest corner of Sandra Road & Nellis Blvd.*

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

10-30-68

11-4-68

DATE JOB REQUESTED

DATE JOB TO BE COMPLETE

NAME: city of Las Vegas

DEPT: Planning

PHONE: 385-1221 EXT: 240

REQUESTED BY:

Boyd Miller

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	060	150	0	04,	11-44-68		1								1
			0	06			2								2
			1	10,			3								3
			1	12,			4								4
		160	0	01,			5								5
				04,			6								6
				14			7								7
				07,			8								8
				09,			9								9
			1	07,			10								10
			1	09,			11								11
340	250	220	0	01,			12								12
340	250	220	0	03			13								13
	END						14								14
							15								15
							16								16
							17								17
							18								18
							19								19
							20								20

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 \_\_\_\_\_

K.P.

Las Vegas

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: \_\_\_\_\_

RUN BY: \_\_\_\_\_

