

Planning & Development Department
Scanning Cover Sheet

Case No U-7-64

APN

Location SEC LAKE MEAD BLVD & N TONOPAH DR

Applicant ROBERT M & HARRIET S TAYLOR

Subject

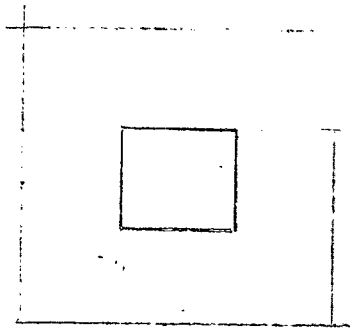
USE PERMIT TO CONSTRUCT & INSTALL A TELEPHONE
CENTRAL OFFICE WITH AREAS FOR STORAGE OF
CABLE & PARKING OF TELEPHONE SERVICE VEHICLES
IN AN R-E ZONE



16-41-1

8-621- 3-12 31-39

30-12-3



1-290-2

7

U-7-64
TAYLOR
TELEPHONE CO.
OK-RP

INTER-OFFICE MEMORANDUM

5-2-69

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

Ray J. Miller

SUBJECT:

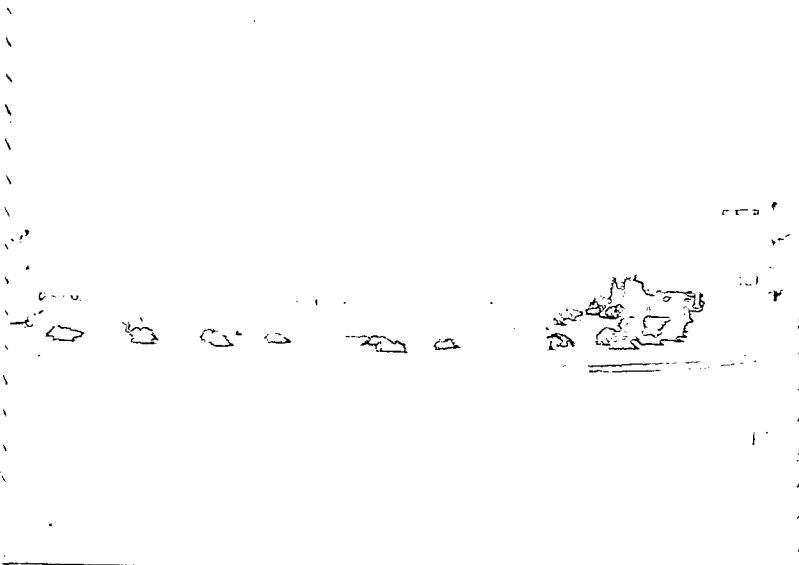
FINAL FIELD INSPECTION

COPIES TO:

On 5-2-69 a field inspection was made
at 2055 W. Lake Mead; revealed that the
Central Telephone Office Bldg.
conditions of 4-7-64 have/~~have not~~ been met.

F/R

*landscaping installed as req'd. & only
a few are dying. Rear has trash
accumulation.*



RM

PLANNING ASSISTANT

INTER-OFFICE MEMORANDUM

5-7-68

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

Donna Burnett

SUBJECT:

U-7-64

COPIES TO:

On the above date, a permit was issued to Central Telephone Co
for office building
at 2055 West Lake Mead Blvd
in accordance with conditions listed U-7-64

- ① Landscaping plan reviewed and approved
by Director of Planning as shown on
Set # 19

DSB

PLANNING ASSISTANT

March 29, 1968

Central Telephone Company
% Mr. Raymond Soard
P. O. Box 1190
Las Vegas, Nevada 89101

Re: U-7-64

Gentlemen:

At the regular meeting of the Board of Zoning Adjustment held on March 28, 1968, consideration was given to the request for review of the development plan to construct and install a telephone office, on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

It was voted by the Board of Zoning Adjustment to approve this request as being in accord with the general spirit and purpose of the Ordinance.

Very truly yours,

Geoffrey P. Stormson, AIP
Senior Planner

Acting for the Director of Planning

GPS/mac

cc: City Clerk

2. Conformance to the requirements of the Public Works Department.

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

OLD BUSINESS:

13. U-7-64

Approved

Approved application of ROBERT M. & HARRIETT S. TAYLOR for review of development plan to allow a telephone facility, on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

Mr. Stormson stated that the structure proposed for the telephone facility has been enlarged on the plans. In addition it shows outside areas to park trucks and store cables, and a gate and driveway has been added. There is landscaping shown on the plan along Lake Mead Boulevard and Tonopah Drive.

Staff would require all outdoor storage areas and/or driveways to be paved, and screening of outside storage areas, since this is in a residential area, if this request is approved.

MR. RALPH SMITH, 2013 Fontenelle Street, appeared for the applicant and presented the architect's rendering of the proposal and stated that there will be no outside storage and the back gate is only for future expansion; however, this can be deleted, if necessary. A chain-link fence without any barbs is proposed to surround the property, and the parking area for transient vehicles will be paved.

Staff withdrew the recommended conditions regarding outside storage.

Mr. Johnston moved that the request of THE CENTRAL TELEPHONE COMPANY to allow a telephone facility, on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E, be approved. Mr. Robbins seconded the motion and it was unanimously carried.

14. V-26-56

Approved

Approved application of LIED NEVADA COMPANY for a U-Haul trailer sign and use of a trailer for office purposes, on property generally located on the northwest corner of 14th Street and Charleston Boulevard, in land use zone C-1.

Mr. Stormson stated the trailer is located on the property and is being used as an

SOUTHERN NEVADA DIVISION
CENTRAL TELEPHONE COMPANY

February 26, 1968

City of Las Vegas Planning Department
400 Stewart Avenue
Las Vegas, Nevada 89101

Attention: Mr. Don Saylor

Gentlemen:

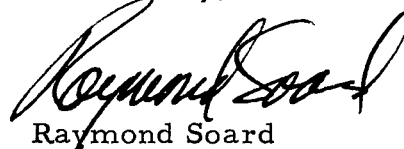
Revised Plot Plan For Use Permit U-7-64

Please review the attached revised plot plan in reference to Use Permit U-7-64 for property located on the southeast corner of Tonopah Drive and West Lake Mead Boulevard.

The stipulation concerning the fifteen foot landscaping strip will further be defined by a statement submitted by March 14, 1968.

This revision is necessary for existing and future requirements for telephone service in this area.

Yours truly,



Raymond Soard
Division Engineering Manager

RS/PAW/sjj

Attachment

cc: Jack Miller & Associates
R. E. Smith

Planning Department
400 Stewart Avenue
January 29, 1965

Robert M and Harriett S Taylor
1930 Bryant Avenue
Las Vegas, Nevada

Dear Dr and Mrs. Taylor:

At the regular meeting of the Board of Zoning Adjustment held January 28, 1965, consideration was given to your revised plot plan relative to the valid Use Permit to allow the construction of a telephone central office on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

It was voted by the Board of Zoning Adjustment to approve this revised plot plan subject to the following condition:

- (1) That it be amended to provide a minimum fifteen (15) foot landscaped planting strip the entire length of the parcel along both Tonopah Drive and Lake Mead Boulevard

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:cb

cc: Central Telephone Co.

U-7-64

(c) That a planting strip the length of the parking stall be provided on the north property line abutting Blankenship Avenue.

(d) That the open area between the proposed driveway access from Bartlett Street and Concord Street be landscaped.

- (2) That a time limit of one year be extended to complete the installation of the block walls and the surfacing of the parking areas, if a bond be posted covering their installation.

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

9. U-7-64

Plot Plan Review

Approved

Approved application of ROBERT M. and HARRIETT S. TAYLOR for a Use Permit to construct and install a telephone central office on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

Mr. Saylor pointed out the general location, stating that this area is predominately a residential area. Referring to the plot plan, they proposed to move the structure closer to Tonopah Drive. Staff recommended approval of this revised plot plan amended to provide a 15 foot landscaped strip abutting both Tonopah Drive and Lake Mead Boulevard. Further, by landscaping, Mr. Saylor stated this implies grass and shrubery. After discussion, Mr. Hoggard moved that the revised plot plan relative to property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, File No. U-7-64, be approved subject to the following conditions:

- (1) That it be amended to provide a minimum fifteen (15) foot landscaped planting strip the entire length of the parcel along both Tonopah Drive and Lake Mead Boulevard.

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

10. ELECTION OF OFFICERS

Mr. White opened the nominations stating that in all sincerity in acknowledging a magnificent job well done by our present Chairman and Vice-Chairman moved that Mr. Gilday be reelected to serve as Chairman and Mrs. Hurley be reelected to serve as Vice-Chairman for the year 1965.

Mr. Hoggard seconded the motion.

Chairman Gilday handed the gavel to Mr. Hoggard requesting that he be Acting Chairman for the vote. Mr. Hoggard accepted the gavel and the vote was taken in which the motion was carried by a unanimous vote.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting the of Board of Zoning Adjustment adjourned at 11:00 P.M.


DON J. SAYLOR
Secretary

DJS:eb

(c) That a planting strip the length of the parking stall be provided on the north property line abutting Blankenship Avenue.

(d) That the open area between the proposed driveway access from Bartlett Street and Concord Street be landscaped.

- (2) That a time limit of one year be extended to complete the installation of the block walls and the surfacing of the parking areas, if a bond be posted covering their installation.

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

9. U-7-64

Plot Plan Review

Approved

Approved application of ROBERT M. and HARRIETT S. TAYLOR for a Use Permit to construct and install a telephone central office on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

Mr. Saylor pointed out the general location, stating that this area is predominately a residential area. Referring to the plot plan, they proposed to move the structure closer to Tonopah Drive. Staff recommended approval of this revised plot plan amended to provide a 15 foot landscaped strip abutting both Tonopah Drive and Lake Mead Boulevard. Further, by landscaping, Mr. Saylor stated this implies grass and shrubery. After discussion, Mr. Hoggard moved that the revised plot plan relative to property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, File No. U-7-64, be approved subject to the following conditions:

- (1) That it be amended to provide a minimum fifteen (15) foot landscaped planting strip the entire length of the parcel along both Tonopah Drive and Lake Mead Boulevard.

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

10. ELECTION OF OFFICERS

Mr. White opened the nominations stating that in all sincerity in acknowledging a magnificent job well done by our present Chairman and Vice-Chairman moved that Mr. Gilday be reelected to serve as Chairman and Mrs. Hurley be reelected to serve as Vice-Chairman for the year 1965.

Mr. Hoggard seconded the motion.

Chairman Gilday handed the gavel to Mr. Hoggard requesting that he be Acting Chairman for the vote. Mr. Hoggard accepted the gavel and the vote was taken in which the motion was carried by a unanimous vote.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting the of Board of Zoning Adjustment adjourned at 11:00 P.M.


DON J. SAYLOR
Secretary

DJS:eb

Planning Department
400 Stewart Avenue

March 27, 1964

Robert M. and Harriett S. Taylor
1950 Bryant Avenue
Las Vegas, Nevada

Dear Dr. and Mrs. Taylor:

At the regular meeting of the Board of Zoning Adjustment held on March 26, 1964, consideration was given to your request for a Use Permit to construct and install a telephone central office with areas for storage of cable and parking of telephone service vehicles on property generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

- (1) Being in accord with the plot plan amended to include
 - (a) A landscaped strip along the north property line adjacent to the chain link fence.
 - (b) Landscaping in the open area to the north and west of the proposed building.
 - (c) Landscaping in the open area between the fence and Tonopah Drive from the south property line to the driveway.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) The dedication of the proper rights-of-way as required by the Department of Public Works.
- (4) Being in accord with the requirements of the Fire Department.

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.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

CC: City Clerk; Fire Dept. ; Central Telephone Co.

U-7-64

- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) Being in accord with the requirements of the Fire Department.

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

8. U-7-64

Approved

Application of ROBERT M. AND HARRIETT S. TAYLOR for a Use Permit to construct and install a telephone central office with areas for storage of cable and parking of telephone service vehicles on property legally described as the north 350.00 feet of the west 330.00 feet of the southwest quarter (SW $\frac{1}{4}$) of Section 21, T20S, R61E, M.D.B.& M, and generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E.

Mr. Saylor gave the staff report pointing out the general location. He further pointed out that the major portion of the surrounding area is zoned for residential development. The proposed use is a public service facility and is permitted with a Use Permit. Referring to the plot plan Staff recommended that there be landscaping within the designated chain link fence adjacent to Lake Mead Boulevard, and in the open area north and west of the proposed building plus the open area between the fence and Tonopah Drive. And further, the Fire Department requires that fire protection be provided which will be recommended at the time that the final plans are submitted, along with being in accord with the uniform building code required for this type occupancy.

Offsite improvements are required by the Department of Public Works plus dedication of right-of-way along Lake Mead Boulevard and Tonopah Drive. With the above subjected as conditions, Staff recommended approval. The record indicated no protests.

Vice-Chairman Hurley declared the public hearing open.

Mr. Frank Roger appeared in behalf of the Central Telephone Company stating he concurred with all conditions listed by Staff. He further stated he would answer any question the Board might have.

Vice-Chairman Hurley declared the public hearing closed.

After discussion, Mr. Boyer moved that the application of ROBERT M. AND HARRIETT S. TAYLOR for a Use Permit to construct and install a telephone central office with areas for storage of cable and parking of telephone service vehicles on property

generally located on the southeast corner of Lake Mead Boulevard and North Tonopah Drive, in land use zone R-E, be approved subject to the following conditions:

- (1) Being in accord with the plot plan amended to include:
 - (a) A landscaped strip along the north property line adjacent to the chain link fence.
 - (b) Landscaping in the open area to the north and west of the proposed building.
 - (c) Landscaping in the open area between the fence and Tonopah Drive from the south property line to the driveway.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) The dedication of the proper rights-of-way as required by the Department of Public Works.
- (4) Being in accord with the requirements of the Fire Department.

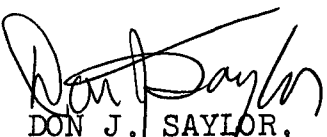
Mr. Hoggard seconded the motion and it was carried by a unanimous vote.

9. REQUEST Re:
COLLEGE PARK NO. 28

Mr. Fogal, representative of the developers of College Park appeared. He stated they have a single cul-de-sac on the south side of Owens adjacent to their existing model homes where they would like to construct new model homes for the tentative subdivision in this area. Their problem is that these new models have more floor area, and in essence are too large for the lots, therefore, are in violation relative to the required setbacks. Mr. Fogal further explained that all of the lots in the tentative subdivision are larger and construction would be in accord with the Ordinance. They have begun the grading, however, requested an indication from the Board whether or not a Variance application would be considered favorably so that an application could be filed, however, the processing period would not hold up the work in getting this subdivision ready for construction. This was discussed at great length, however, the Board gave no indication and felt that an application should be filed and procedure carried out in the regular manner.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting of the Board of Zoning Adjustment was adjourned at 9:50 P.M.


DON J. SAYLOR,
Secretary

INTER-OFFICE MEMORANDUM

March 19, 1964

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Use Permit U-7-64
Robert M. & Harriet S. Taylor

COPIES TO:

Your memorandum of March 4, requested comments from the Engineering Department on the application of Robert M. & Harriet S. Taylor for a Use Permit to construct and install a telephone central office with facilities for storage of cable and parking of service vehicles on property located at the southeast corner of Lake Mead Boulevard and North Tonopah Drive. Attached are the original and 4 copies of an offsite improvement agreement covering the installation of full improvements on the adjacent streets. A sewer line exists within 300' of this property and the owner will be required to connect to the city sewer. It will also be required that the owner dedicate 50' of right of way for Lake Mead Boulevard across the full frontage and 30' of right of way along the Tonopah Drive frontage.

A bond in the amount of \$10,313.00 will be required to insure installation of offsite improvements.



V. B. Uehling
Deputy Director of Public Works

VBU:rw
Attached (5)



I M P R O V E M E N T A G R E E M E N T

A. THIS AGREEMENT made and entered into this _____ day of _____, 19____, by and between _____

hereinafter referred to as "Builder", the party of the first part, and the City of Las Vegas, Nevada, a Municipal Corporation, hereinafter referred to as "City", the party of the second part:

B. WHEREAS, at a meeting to be held by the (City Planning Commission) (Board of Zoning Adjustment) on March 26 _____ 1964, the said Board will be/was asked to approve the application of the party of the first part for a (Zoning Variance) (Use Permit) (~~Zoning District Reclassification~~) which would outline the development of the property located at and identified as _____

The southeast corner of Lake Mead Boulevard and Tonopah Drive, a portion NW $\frac{1}{4}$, SW $\frac{1}{4}$, Sec. 21, T20S, R61E, M.D.B. & M.

for the following Use or Uses:

Telephone Central Office and Storage Yard

C. NOW, THEREFORE, said applicant, for and in consideration of the sum of One Dollar (\$1.00) agrees to construct and install at his own expense the following off-site improvements on public property, all in accordance with Standard Drawings and Specifications of the City of Las Vegas and detailed drawings pertaining thereto.

D. Off-site Improvements as shown on ~~City of Las Vegas Drawing No.~~ Builder's Design

1. Construction of one-half street paving, "L" type curb and gutter and a 5' sidewalk approximately 350' on Tonopah Drive.
2. Construction of one-half valley gutter at the intersection of Tonopah Drive and Lake Mead Boulevard.
3. Installation of (2) 175 watt mercury vapor street lights on Tonopah Drive.
4. Construction of 2 $\frac{1}{2}$ " A.C. paving from lip of gutter to meet and lap existing paving a distance of approximately 360' on Lake Mead Boulevard.
5. Construction of a 7' minimum sidewalk and "L" type curb and gutter, a distance of approximately 330' on Lake Mead Boulevard.
6. Installation of (2) 400 mercury vapor street lights on Lake Mead Blvd.
7. Dedication of a 30' right of way adjacent to subject property on Tonopah Drive, and a 50' right of way adjacent to subject property on Lake Mead Boulevard.
8. The Builder further agrees to connect to the City sewer.
9. Posting of a performance bond in the amount of \$10,313.00.

The installation of underground utilities are to be made prior to placement of any asphalt surfacing or base courses. Sewer laterals, water line connections and gas connections are to be installed in accordance with the recommended requirements of the Utility Companies and City of Las Vegas Standards. Prior to the installation of main line trunk sewers connected to the Las Vegas sewer system, or the installation of main water lines requiring hydrants, plans and specifications must be approved by the City of Las Vegas. The location of underground house services shall be marked on the curb face with a cold chisel or by stamping on the green cement at the point where it crosses the curb line. The following symbols shall be used:

"E"	for electrical conduit	2" high
"G"	for gas services	2" high
"S"	for sewer services	2" high
"W"	for water services	2" high

The location of underground street light circuits shall be marked with a cold chisel on the curb top with the following symbol 1 2" high.

E. The builder agrees to notify the City Engineer of the date and hour work on any of the following items is expected to begin, notification to be not less than 24 hours in advance of the time work is anticipated to start and thereafter if conditions develop to delay the start of the work, the builder agrees to notify the City Engineer of the delay not less than two hours before the work was scheduled to begin:

- Laying of sewer lines
- Backfilling of sewer lines
- Placing concrete for curb, gutter and sidewalk
- Storm drain structures
- Manholes
- Street Lighting foundations
- Placing of Type I gravel base courses
- Placing of Type II gravel base courses
- Priming base course, sealing pavements
- Installing street lighting

It is understood and agreed that should the builder suspend work on any item longer than over night (except during Saturday and Sunday) a new notification should be made to the City Engineer before work may begin anew on any items requiring inspection.

F. It is further understood and agreed whenever the City Engineer, or his duly authorized representative, inspects portions of work as mentioned hereinbefore, and finds the work performed to be in a satisfactory condition for inclusion in the completed project, the City Engineer, or his duly authorized representative, shall issue a statement of inspection which shall permit the builder to perform the next phase of the construction. Ordinarily not less than one continuous block of any of the items of work mentioned will be approved. It is further agreed that inspection and approval of any item of work shall not forfeit the right of the City to require the correction of faulty workmanship or materials at any time during the course of the work, although previously approved by oversight.

The builder further agrees nothing herein shall relieve him of the responsibility for proper construction and maintenance of the work, materials and equipment required under the terms of this Agreement until all work has been completed by him and accepted by the City of Las Vegas.

G. The builder further agrees to provide for the adjustment necessary to all existing utilities because of the work required by this Agreement, without cost to the City.

H. The builder further agrees that all improvements shall be made in accordance with the general regulations, specifications and ordinances of the said City of Las Vegas.

I. It is further agreed that the City shall have the right to require the correction by the builder at any time before release of the Bond required herein of any item, or items, to be installed under this Agreement which do not conform to City Standards, Specifications or Ordinances, even though the plans for the item in question may have been approved by the City Engineer.

J. The builder further agrees that said improvements shall be started within 60 days from date of the signing of this Agreement and that said improvements shall be completed within 4 months from the date the project is started.

K. It is further agreed that in the event the builder fails to complete said improvements within said period, the City may at its option, proceed to complete said improvements at the expense of the builder or under his Bond as hereinafter provided for.

L. The said builder further agrees that he will execute a Surety and Performance Bond for the full cost of said improvements in favor of the City, conditioned that said builder will complete said improvements within said period and further conditioned that said Bond shall be used for the payment of the completion of said improvements by the City in case said builder does not complete said improvements within said 6 month period and that the City has exercised its option to complete said improvements and further provided that any application for the release of said Bond upon the completion of the improvements by the builder shall not be granted unless accompanied by a written certificate from the City Engineer, stating that all requirements hereof have been satisfactorily completed in accordance with the terms of this Agreement. Said builder further agrees that said Bond shall be first submitted to and approved by the City Attorney of the City of Las Vegas.

M. The builder further agrees that in addition to the above conditions, any and/or all stipulations and agreements made by it and the Board of City Commissioners and/or City Planning Commission of Las Vegas will be fully performed.

N. The builder shall protect and take care of all work until its completion and final acceptance by the City. During moving in construction and moving off, the builder shall keep the site free and clean from dangerous accumulation of rubbish and debris, and shall maintain sufficient and proper barricades, lights, etc., for the protection of the public. Final acceptance of the work will not be made by the City until the area falling under the Agreement and adjacent property has been cleared of all rubbish, surplus materials and equipment resulting from the contractor's operations, to the satisfaction of the City Engineer.

O. The builder shall indemnify and save harmless the City from and against all losses, and all claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against it, by reason of any act or omission of said builder, his agents or employees, in the execution of the work involved in this Agreement or in the consequence of any negligence or carelessness regarding the same.

IN WITNESS WHEREOF the parties hereto have set their hands and official seals on the date first above written.

By _____

By _____

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

By _____ Mayor

ATTEST:

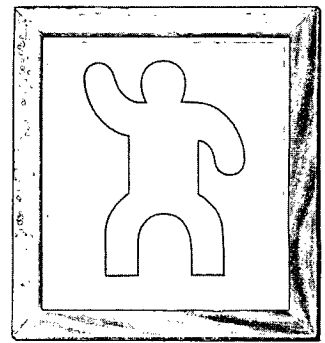
By _____ City Clerk

EMIL M. PAHOR

AIR CONDITIONING & SHEET METAL

P. O. BOX 1127 - 11 WEST UTAH — Phone DU 2-5894
LAS VEGAS, NEVADA

Our Concern Is For Your Comfort



March 12, 1964

Mr. Don J. Saylor
Director of Planning
400 Stewart Street
Las Vegas, Nevada

approval
U-7-64

Dear Sir:

We hereby submit our approval of the proposed Use Permit for Robert M. Taylor and Harriett S. Taylor to construct and install a Telephone central office with areas for storage of cable and parking of Telephone Service vehicles on property legally described as the North 350.00 feet of the west 330.00 feet of the southwest quarter (SW 1/4) of section 21, T20S, R61E, MDB&M, and generally located on the Southeast corner of Lake Mead Boulevard and North Tonopah Drive, in Land Use Zone R-E. As per your letter dated 3/11/64.

Sincerely,

Emil M. Pahor

Emil M. Pahor
by *[Signature]*

ab

NOTICE OF PUBLIC HEARING

March 26, 1964

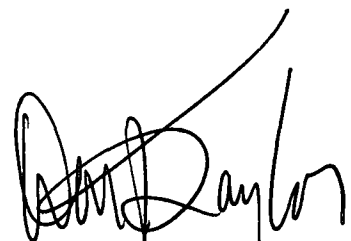
March 11, 1964

Notice is hereby given that on March 26, 1964, 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-7-64

ROBERT M. AND HARRIETT S. TAYLOR FOR A USE PERMIT TO CONSTRUCT AND INSTALL A TELEPHONE CENTRAL OFFICE WITH AREAS FOR STORAGE OF CABLE AND PARKING OF TELEPHONE SERVICE VEHICLES ON PROPERTY LEGALLY DESCRIBED AS THE NORTH 350.00 FEET OF THE WEST 330.00 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND NORTH TONOPAH DRIVE, IN LAND USE ZONE R-E.

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.



DON J. SAYLOR
Director of Planning

DJS:eb

PLANNING DEPARTMENT

INTER-OFFICE

COMMUNICATION

Date: March 4, 1964

Building Department
TO: Fire Department
Engineering Department
FROM: Planning Department

SUBJECT: File No. J-7-64, Board of Zoning Adjustment Meeting 3/26/64

Application has been submitted by: Robert M. and Harriett S. Taylor

for a Use Permit/~~Variance~~ to: construct and install a telephone central office with areas for storage of cable and parking of telephone service vehicles

The property is located at: on the southeast corner of Lake Mead Blvd and N. Tonopah Dr.

in land Use Zone: R-E

Legally described as: a portion of the NW 1/4 of the SW 1/4 of Section 21, T20S, R61E, MDB&M

Your remarks regarding this application prior to March 18, 1964 will be greatly appreciated.



Don J. Saylor
DON J. SAYLOR
Director of Planning

Plot plan submitted: yes
XXXXX

No comment
FOR BUILDING & SAFETY DEPT.
R. P. Brice 3/5/64

M. E. ... MAN 26, 7:30

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

Robert M & Harriett S Taylor

The undersigned, ^{Owner}..... Central Telephone Company, a Delaware corporation, the purchaser in escrow, ~~owner~~ respectfully petitions for a special Use Permit to: construct and install.... a telephone central office with areas for the storage of cable and the parking of telephone service vehicles.....

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

The property is situated at.. Southeast corner of Lake Mead Blvd. and North Tonopah Drive between..... and..... in Land Use Zone.. RE..... Said property is legally described as follows:..... As set forth in Exhibit "A" attached hereto, and by specific reference made a part hereof..... Said property was acquired by the applicant on ^{in escrow}..... State Month Day Year the use of property permitted under the deed restrictions:.... NONE..... Expiration date of deed restrictions:..... 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

We I, the undersigned, being duly sworn, depose and say that I am the owner/owners 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.

We are Central Telephone Company Signature of Owner/purchaser in Escrow W. T. Geary 125 Las Vegas Blvd. South Mailing Address

new owner Telephone Number

Subscribed and sworn to before me this day of February....., 19.64..

Notary Public MY COMMISSION EXPIRES OCTOBER 3, 1965 Approval and Agreement to application: Robert M Taylor Harriett S. Taylor

The prescribed filing fee of \$25.00 received by... Receipt No. Date..... 3/3/64

26-7-64 March 26, 1964

legal owners

