

Planning & Development Department  
Scanning Cover Sheet

Case No U-1-65

APN

Location NORTH SIDE OF FREMONT ST BTWN  
15TH ST & BRUCE ST

Applicant MYRTLE M GILMAN

Subject

USE PERMIT TO ALLOW THE SALE & INSTALLATION  
OF NEW & RECONDITIONED AUTOMOBILE TRANS-  
MISSIONS & PARTS IN A C-2 ZONE



U-1-65

(2-57)

(2-44)

(2-44)

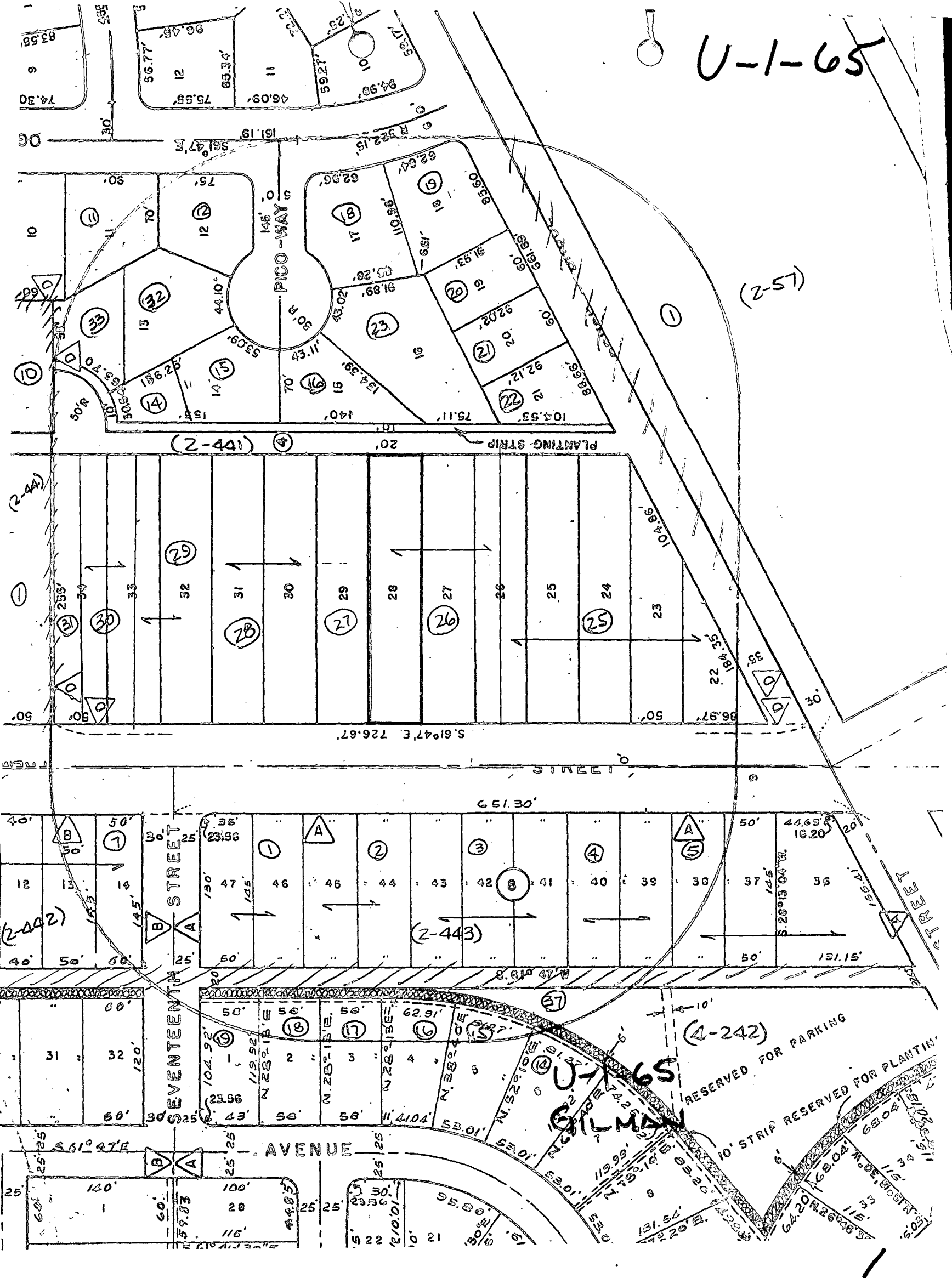
(2-442)

(2-443)

(4-242)

U-1-65  
SILMAN

RESERVED FOR PARKING  
10' STRIP RESERVED FOR PLANTING



Mr. Becker replied that he could agree with this and would not guarantee to develop this area with single family homes prior to construction of the hospital. He listed examples of vacant areas on major streets which he had not developed due to the large vacancy factor existing with single family homes on major streets.

The Chairman declared the public hearing closed. After further discussion, Vice-Chairman Hurley moved that the application of BEDFORD CONSTRUCTION CO. for a Use Permit to allow a hospital on property generally located on the west side of Decatur Boulevard between Doe Avenue and Oakey Boulevard, in land use zones R-3 and R-1 be denied.

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

RECESS:

Chairman Gilday declared a 10 minute recess at 10:30 PM.

5. U-1-65

NO ACTION

Application of MYRTLE M. GILMAN for a Use Permit to allow the sale and installation of new and reconditioned automobile transmissions and parts on property legally described as Lot 28, Block 4, Mayfair Tract No. 3, and generally located on the north side of Fremont Street between 15th Street and Bruce Street, in land use zone C-2.

Mr. Saylor stated that although this item had been advertised for a public hearing, no action is necessary as the legal description on the application is in error therefore it is invalid.

6. U-2-65

Approved

Application of IMMANUAL COMMUNITY CHURCH for a Use Permit to allow the construction of a church on property legally described as the north 351.60 feet of the west 852.64 feet of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 25, T20S, R61E, MDB&M, and generally located on the Northeast corner of Demetrius Avenue and 25th Street, in land use zone R-1.

Mr. Saylor pointed out the general location and the land use in close proximity. He stated that a church is proposed to be erected on this parcel which is bounded by streets on three sides. The plot plan indicates the church is orientated toward 25th Street with offstreet parking facilities to the rear abutting Demetrius. Staff recommended approval subject to the plot plan amended to include a ten foot landscaped strip abutting Demetrius screening the offstreet parking facilities, conformance to the Fire and Building Departments requirements for this type use, the dedication of rights-of-way and the offsites as required.

The Chairman declared the public hearing open.

Mr. Ed Hendricks appeared in behalf of the applicant. He stated he concurred with Staff's recommendations.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Hurley moved that the application of IMMANUAL COMMUNITY CHURCH for a Use Permit to allow the construction of a church

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NOTICE OF PUBLIC HEARING

January 28, 1965

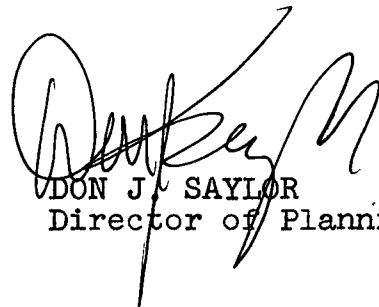
January 13, 1965

Notice is hereby given that on January 28, 1965, 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-1-65

MYRTLE M. GILMAN FOR A USE PERMIT TO ALLOW THE SALE AND INSTALLATION OF NEW AND RECONDITIONED AUTOMOBILE TRANSMISSIONS AND PARTS ON PROPERTY LEGALLY DESCRIBED AS LOT 28, BLOCK 4, MAYFAIR TRACT NO. 3, AND GENERALLY LOCATED ON THE NORTH SIDE OF FREMONT STREET BETWEEN 15th STREET AND BRUCE STREET, IN LAND USE ZONE C-2.

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

  
DON J. SAYLOR  
Director of Planning

DJS:eb

CDD.

I N T E R - O F F I C E M E M O

DEPARTMENT OF BUILDING & SAFETY      DATE:      8 January 1965

TO: Acting Director

FROM: *Herb Bailey*  
Herb Bailey, Building Inspector

SUBJECT: Inspection of Building at 1631 East Fremont for Use Permit C-2 for use as Repair Garage, File #U-1-65

In order for this building to meet code requirements for use as a repair garage the building must be one-hour fire resistive throughout, to do this:

1. Provide a one-hour fire separation between front office area and the rear shop area.
2. The open ceiling in the shop area to be protected, 5/8 drywall minimum, installed per Uniform Building Code, 47-J.
3. The attached wood frame shed in rear of building to be removed.

INTER-OFFICE MEMORANDUM

January 18, 1965

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

USE PERMIT  
U-1-65 MYRTLE M. GILMAN

COPIES TO:

UTILITIES  
SUBDIVISION ENGINEER

Your memorandum of January 5, 1965 requested comments from the Engineering Department on the application for a Use Permit by Myrtle M. Gilman to allow a transmission shop on the north side of Fremont Street between 15th and Bruce Streets.

Attached are the original and three copies of the Offsite Improvement Agreement covering the requirement for sidewalk installation on the Fremont Street frontage.

It will be required also, that a bond in the amount of \$448.00 be posted to insure the installation of this requirement.

V. B. Uehling  
Deputy Director of Public Works

VBU:jz



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 Myrtle M. Gilman

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 January 28 19  65, 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

1613 Fremont Street - legally described as Lot 28, Block 4,  
Mayfair Tract #3, in the City of Las Vegas, Nevada

for the following Use or Uses:

Transmission Shop

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. -----~~

1. Construct a full width sidewalk adjacent to said parcel on Fremont Street.
2. Post a performance bond in the amount of \$448.00.

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 1 month 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 herein-after 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 3 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 judgements 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

INTER-OFFICE MEMORANDUM

January 12, 1965

TO:

Don J. Saylor, Director of Planning

FROM:

George Judd, Inspector  
Fire Prevention Bureau

SUBJECT:

U-1-65

COPIES TO:

This department has no objections to the granting of a use permit, application submitted by Myrtle M. Gilman, to allow a transmission shop at the north side of Fremont, between 15th Street and Bruce, provided that:

- 1. All electrical meets building code requirements.
- 2. The heating system be made code compliance.
- 3. Approved covers to be placed on all cleaning vats.
- 4. Non-combustible trash facilities to be provided.

If these conditions are met, this department has no objections to the granting of the above permit.

*George Judd*

George Judd, Inspector  
Fire Prevention Bureau

*Gilman owns 625' of Lot 33 & Lot 32  
Block 4  
Mayfair Street #13*

CL 1

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. 79548

Case No. U- 1-65

*Jan 28, 1965*

Received by: *[Signature]*

Date: *1/4/65*

*Plans to be submitted on or before 1/7/65*

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.

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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.

DATE: 8 January 1965

Acting Director

Herb Bailey, Building Inspector

Inspection of Building at 1631 East Fremont for Use Permit C-2 for use as  
Repair Garage, File #U-1-65

In order for this building to meet code requirements for use as a repair garage  
the building must be one-hour fire resistive throughout, to do this:

1. Provide a one-hour fire separation between front office area and the rear shop area.
2. The open ceiling in the shop area to be protected, 5/8 drywall minimum, installed per Uniform Building Code, .47-J.
3. The attached wood frame shed in rear of building to be removed.



INTER-OFFICE COMMUNICATION

DATE January 5, 1965

TO: ~~Building Department~~  
Fire Department  
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-1-65, Board of Zoning Adjustment Meeting 1/28/65

Application submitted by: Myrtle M. Gilman

For a Use Permit/~~Variance~~ to: allow a transmission shop

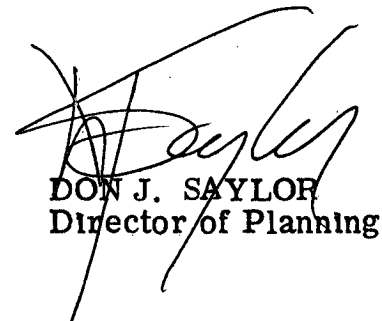
Property located at: North side of Fremont between 15th and Bruce

Land Use Zone: C-2

Legally described as: Lot 28, Blk 4, Mayfair Tract No. 3

Your remarks regarding this application prior to January 15, 1965 will be greatly appreciated.

Plot plan attached:  yes  
 no

  
DON J. SAYLOR  
Director of Planning



U-1-65

jc

	2	440	01	PT SE4	35	20	61	29
	2	440	01	SNYDER DANIEL / ANNE				
				1349 S ORANGE GROVE AVE				
				LOS ANGELES 19 CALIF				
	2	440	10	PT SW4	35	20	61	86
	2	440	10	GAREHIME JACOB W SR / EDITH				
				115 NO 3RD ST				
				LAS VEGAS NEV				
	2	441	11	REPLAT MAYFAIR TR 83				
	2	441	11		11	04		
	2	441	11	ASHE LEWIS B				
				BOX 190 TRUST DEPT				
				LAS VEGAS NEV				
				WANICK JOHN W				
	2	441	12					
	2	441	12	REPLAT MAYFAIR TR 83				
	2	441	12		12	04		
				1700 E OGDEN AVE				
				LAS VEGAS NEVADA				
	2	441	14	REPLAT MAYFAIR TR80 WLY PT				
	2	441	14		14	04		
	2	441	14	RUDOLPH W H / MARY E				
				2272 TOMLINSON LANE				
				LAS VEGAS NEVADA				
	2	441	15	REPLAT MAYFAIR TR 83 ESTLY POR				
	2	441	15		14	04		
	2	441	15	NEEL DAVID / KATHLEEN				
				1128 E JESSICA				
				LAS VEGAS NEVADA				
	2	441	16	REPLAT MAYFAIR TR 83				
	2	441	16		15	04		
	2	441	16	NEEL DAVID E / KATHLEEN L				
				1128 JESSICA ST				
				LAS VEGAS NEVADA				
	2	441	18	REPLAT MAYFAIR TR 83				
	2	441	18		17	04		
	2	441	18	MANNING ETHEL				
				1714 OGDEN ST				
				LAS VEGAS NEV				
	2	441	19	REPLAT MAYFAIR TR 83				
	2	441	19		18	04		
	2	441	19	SHANK CLARENCE G / BILLIE F				
				1809 E CHARLESTON BLVD				
				LAS VEGAS NEVADA				
	2	441	20	REPLAT MAYFAIR TR 83				
	2	441	20		19	04		
	2	441	20	DIGGS ERIC J / NETTIE M				
				1409 ARDMORE ST				
				LAS VEGAS NEVADA				



1621 E FREMONT  
LAS VEGAS NEVADA

2 441 32 REPLAT MAYFAIR TR 83 PT LOT 13

2 441 32 BLK 4

2 441 32 CLARK DONALD F / SUSAN E  
1621 FREMONT ST  
LAS VEGAS NEVADA

2 441 33 REPLAT MAYFAIR TR 83 WLY POR

2 441 33 13 04

2 441 33 RUDOLPH W H / MARY E  
2272 TOMLINSON LANE  
LAS VEGAS NEVADA

2 442 07 MAYFAIR TR 81 LESS HWY

2 442 07 LOTS 10 THRU 14 BLK 1

2 442 07 CLARK C R / BERNICE  
1620 FREMONT  
LAS VEGAS NEV

2 443 01 AMEDNED MAYFAIR TR 82

2 443 01 LOT 46 / 47 08

2 443 01 CLARK J H / IRIS W  
1817 EMBREY AVE  
LAS VEGAS NEVADA

2 443 02 AMENDED MAYFAIR TR 82

2 443 02 LOT 44 / 45 08

2 443 02 GEN IMPROVEMENT / INVEST CO  
737 NO MAIN ST  
LAS VEGAS NEV

2 443 03 AMENDED MAYFAIR TR 82

2 443 03 LOT 41Y42 / 43 08

2 443 03 CLARK ORVY W / LORRAINE M  
1800 FREMONT  
LAS VEGAS NEV

2 443 04 AMENDED MAYFIAR TR 82

2 443 04 LOT 39 / 40 08

2 443 04 CLARK ADELINE E / ORVY  
1800 E FREMONT ST  
LAS VEGAS NEV

2 443 05 AMENDED MAYFAIR TR 82

2 443 05 LOT 36Y37 / 38 08

2 443 05 CLARK JOHN H  
1817 EMBREY AVE  
LAS VEGAS NEVADA

2 570 01 PT W2 NW4 SE4 LESS HOW

2 570 01 35 20 61 479

2 570 01 ASSESSED WITH 205501

2 570 01 BEAM THOMAS T  
1267 STRONG DR  
LAS VEGAS NEVADA

B

C

D 4 242 14 AMENDED MAYFAIR TR 82  
 4 242 14 06 08

E 4 242 14 BELL TRUDA  
 1725 E CARSON AVE  
 LAS VEGAS NEVADA

F

4 242 15 AMENDED MAYFAIR TR 82  
 4 242 15 05 08  
 4 242 15 MC LEAN JAMES M / EVELYN M  
 1719 CARSON AVE  
 LAS VEGAS NEVADA

4 242 16 AMENDED MAYFAIR TR 82  
 4 242 16 04 08  
 4 242 16 CRONISTER CARL WAYNE / EDNA A  
 1715 CARSON ST  
 LAS VEGAS NEV

4 242 17 AMENDED MAYFAIR TR 82  
 4 242 17 03 08  
 4 242 17 SILVRANTS LEROY K / IRENE A  
 1709 E CARSON AVE  
 LAS VEGAS NEVADA

4 242 18 AMENDED MAYFAIR TR 82  
 4 242 18 02 08  
 4 242 18 SURGUINE FRANCES JESSIE  
 900 E CHARLESTON BLVD  
 LAS VEGAS NEVADA

4 242 19 AMENDED MAYFAIR TR 82  
 4 242 19 01 08  
 4 242 19 RUSHTON FRED H / NOLA  
 113 SO 17TH ST  
 LAS VEGAS NEV

4 242 37 MAYFAIR 82 UNNUMBERED POR  
 4 242 37 08 11  
 4 242 37 CLARK JOHN H  
 1239 SOUTH 9TH ST  
 LAS VEGAS NEVADA

7

6

5

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FORM NO. 215 REVISION BY: MICHAEL REGISTER 08/11/11