

Planning & Development Department  
Scanning Cover Sheet

Case No U-3-54

APN

Location SOUTH OF OAKLEY BLVD, BETWEEN EASTERN  
AVE AND BURNHAM ST

Applicant CHARLESTON PARK MUTUAL HOMES INC

Subject

USE PERMIT TO SET UP A TEMPORARY CONSTRUCTION  
YARD FOR THE STORAGE OF EQUIPMENT, MATERIALS  
AND THE SUPERINTENDANT'S OFFICE



February 5, 1954

Charleston Park Mutual Homes, Inc.  
1308 Shattow Street  
Los Angeles 17, California

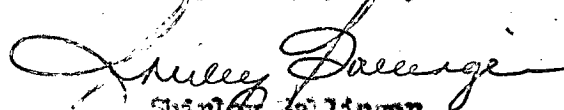
Attention: Mr. L. B. Harbor, Pres.

Dear Mr. Harbor:

At a regular meeting of the Board of Commissioners held February 3, 1954, your application for a Use Permit to set up a temporary construction yard which will be used for storage of equipment and materials and your superintendent's office on property located immediately south of Oakley Boulevard between Sherman and Eastern Avenues, was considered.

Upon motion duly made, seconded and carried, this Use Permit was approved.

Very truly yours,

  
Shirley Ballinger  
City Clerk

8  
cc: Mr. Doug Hoon, Supt. - 2403 South 5th  
Planning Commission  
Building Department

Thereafter Commissioner Jarrett moved this tentative map be approved.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

STREET NAME  
Public Hearing Set  
Rd from Vegas Dr to  
Golf Course Club House  
to  
Ruby Drive

At this time the recommendation of the Planning Commission to name the street running from Vegas Drive to the Municipal Golf Course Club House, Ruby Drive was considered by the Board.

Thereafter Commissioner Sharp moved that a public hearing be set for February 17, 1954 on this recommended street name.

Motion seconded by Commissioner Jarrett and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

USE PERMIT APPLICATION  
Charleston Pk Mutual Homes,  
U-3-54  
Approved

The application of the Charleston Park Mutual Homes, Inc. to set up temporary construction yard which will contain the superintendent's office and be used for storage of equipment and materials for the job for approximately six months, as recommended by the Planning Commission, was considered at this time.

Thereafter Commissioner Jarrett moved the recommendation of the Planning Commission be accepted, and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas in a regular meeting on the 3rd day of February, 1954, having considered the application of Charleston Park Mutual Homes, Inc. for a use permit to set up a temporary construction yard; and

The Board having considered the decision of the City Planning Commission recommending approval of this application:

NOW, THEREFORE, it is the decision of this Board that the application of Charleston Park Mutual Homes, Inc., U-3-54, as approved by the City Planning Commission, be and the same is hereby granted, and the inspection departments are authorized to issue the necessary permits.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

VARIANCE APPLICATION  
PUBLIC HEARING SET  
A.P. & Myrtle Rimmer  
V-100-53

At this time the Board considered the appeal filed by A. P. and Myrtle Rimmer on the denial of their variance application to construct a duplex on each of two lots which are 6,000 square feet in area at 2317 and 2321 Van Patten Place.

Thereafter Commissioner Sharp moved a public hearing be set for March 3, 1954.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

VARIANCE APPLICATION  
PUBLIC HEARING SET  
Charles & Libby Shatz  
V-74-53

At this time the Board considered the appeal of Charles and Libby Shatz on denial of variance application to construct ten apartments within 10 feet of front property line on South 4th Street between Charleston Boulevard and 4th Place.

Thereafter Commissioner Whipple moved a public hearing be set for March 3, 1954.

U-2-54 - The application of Charleston Park Mutual Homes Inc. to set up a temporary concrete batching plant on Lot 145, Charleston Park Tract #2, which is generally located between Eastern Avenue and the Southern Nevada Power Company R/W for a period of approximately six months, was presented.

After considerable discussion of this application Commissioner Phelps moved that the application be approved inasmuch as it was felt that such use would not be detrimental to surrounding properties.

U-3-54 - The application of Charleston Park Mutual Homes, Inc. to set up a temporary construction yard which will contain the superintendent's office and which will be used for storage of equipment and materials for the job for a period of approximately six months, on the property located immediately South of Oakey Boulevard between Burnham Street and Eastern Avenue, was presented.

After considerable discussion Commissioner Phelps moved that the application be approved.

Commissioner Schroer seconded the motion and it was unanimously carried.

A-2-54 - The application of Henry Ingebrigtsen to obtain architectural approval of a Nursery to be established on North 5th Street next to the Alpine Village Inn.

Discussion of this application was given afterwhich Commissioner Schroer moved that the application be approved.

Motion was seconded by Commissioner Rather and unanimously carried.

A-3-54 - The application of Lydell Clement for architectural approval of an Associated Gas Station on the northeast corner of Bonanza and "H" Streets, Lots 9 - 12, inclusive, Block 7, Original Las Vegas Townsite.

Commissioner Schroer, after discussion, moved that the application be approved.

Commissioner Rather seconded the motion and it was unanimously carried.

#### SUBDIVISIONS

McNeil Tract #3 - The final map of this Subdivision which is located in a portion of

INTER - OFFICE COMMUNICATION  
CITY PLANNING COMMISSION

TO: City Health Officer and Fire Chief  
FROM: Office of the Planning Commission  
SUBJECT: Use Permits

DATE: January 26, 1954

Recently the City Attorney informed this office that the City Health Officer and the Fire Chief would be required to file a report with the Planning Commission as to the suitability of all applications requiring a Use Permit by the Planning Commission. We hereby request that a report of each of the following Use Permits be submitted by you to the Planning Commission prior to January 28, 1954 at 5:00 P.M.

U-2-54 - The application of Charleston Park Mutual Homes, Inc. to set up a temporary concrete batching plant on the Lot 5145 of Charleston Park Trust #2 for a period of approximately 6 months. This property is generally located between the Southern Nevada Power Co. R/W and Eastern Avenue.

U-3-54 - The application of Charleston Park Mutual Homes, Inc. to set up temporary construction yard which will contain their superintendent's office and to be used for storage of equipment and materials for the job. This yard would be in existence for a period of approximately 6 months. The property is located between Eastern Avenue and the Southern Nevada Power Co. R/W and South of Oakroy Boulevard.

Thank you for your immediate attention of this matter.

Respectfully yours,

Murray C. Hoyt  
Acting Director of Planning

INTER OFFICE COMMUNICATION

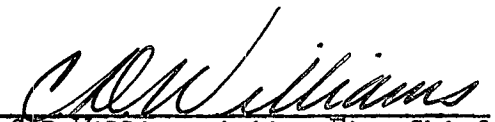
January 27, 1954

TO : Murray G. Hoyt, Acting Director of Planning  
FROM : C. D. Williams, Acting Fire Chief  
RE : Use Permits - Charleston Park Mutual Homes, Inc. #1 & 2

The applications of the above mentioned company for Use Permits in the southeast section of the City for construction yard, concrete batching plants, etc., are approved as far as the Fire Department is concerned.

It should be pointed out to the firm that extreme care should be exercised regarding the maintenance and storage of its equipment and materials. It is suggested that it maintain watchman service 24 hours a day and that the rubbish which might be left over from the packing and crating of appliances and materials, should be disposed of at regular times and not allowed to accumulate over a long period of time prior to disposition.

It is further suggested that the firm contact the Fire Department as to the best methods of disposing of this material.

  
C.D. Williams-Acting Fire Chief

CDW:md.

CHARLESTON PARK MUTUAL HOMES, INC.  
1308 SHATTO STREET  
LOS ANGELES 17  
DUNKIRK 3-2161

January 21, 1954

Regional Planning Commission  
City Hall  
Las Vegas, Nevada

Attention: Mr. Murray G. Hoyt  
\* Director of Planning

Gentlemen:

We are preparing to start construction work immediately on the houses in the Charleston Park Tracts 1 and 2. These two tracts are bounded in general by Eastern Avenue on the East, St. Louis Street on the South, the Southern Nevada Power Co. right-of-way on the West, and on the North by a line that is approximately 130 feet South of Oakie Avenue.

In order for us to begin the construction, it is necessary that we set up a temporary construction yard which will contain our Superintendent's office and which will be used for storage of equipment and materials for the job. This yard would be in existence for a period of approximately six months.

We have obtained permission from the owners of the property between Burnham Street and Eastern Avenue, and located immediately South of Oakie Avenue, to use this property for a temporary construction yard, and we, therefore, request your permission to use this property for temporary construction yard purposes for a period of six months.

Our Superintendent for this job is Mr. Doug Hoon who will be located permanently in Las Vegas beginning Monday, January 25, 1954. He can be reached at 2403 S. 5th Street, telephone 7238. If you need any further information regarding the above matter, Mr. Hoon will be glad to furnish it to you.

Thank you for your consideration.

Yours very truly,

CHARLESTON PARK MUTUAL HOMES, INC.

BY *L. B. Harbour*  
L. B. Harbour, President

BY \_\_\_\_\_  
Nat Handle, Owner

Approved:  
*Nat Handle*  
*Curtis*  
lbh;jrc