

Planning & Development Department  
Scanning Cover Sheet

Case No U-5-54

APN

Location E SIDE OF N MAIN ST APPROXIMATELY  
AT SYCAMORE ST

Applicant ROBERT W EWING AND ERNEST WOODRUM

Subject

USE PERMIT TO ERECT A SHEET IRON FENCE COATED  
WITH ALUMINUM PAINT, SIX FEET IN HEIGHT, FOR  
THE PURPOSE OF MAINTAINING A STORAGE LOT FOR  
AUTOMOBILES & VARIOUS EQUIPMENT



RESOLUTION ACCEPTING  
R/W DEED  
Westside

A deed for sewer purposes on Westside was presented to the Board at this time for consideration.

On Motion of Commissioner Whipple duly seconded by Commissioner Bunker and carried unanimously, the following resolution is adopted and order made:

BE IT RESOLVED this 17th day of March, 1954, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada, that the deed dated the 1st day of March, 1954, executed by Western Enterprises, Inc.

to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein be, and is hereby accepted for the purposes and intentions as therein set forth; and

BE IT FURTHER RESOLVED that a copy of this Resolution be attached to said deed, and that the same be recorded in the office of the County Recorder of the County of Clark, State of Nevada and filed in the records of this Board.

REZONING APPLICATION  
Charles Ketchum  
Z-5-54

The application of Charles Ketchum to rezone NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 29, T20S, R6LE, MDB&M from R-1 to C-1, having been denied by the Planning Commission, was considered at this time.

Thereafter Commissioner Jarrett moved this application be referred back to the Planning Commission for further study.

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

REZONING APPLICATION  
C. C. Leonard  
Z-6-54

The application of C. C. Leonard to rezone a portion of the N $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 28, T20S, R6LE, from R-E to R-3, as recommended by the Planning Commission was considered at this time.

Thereafter Commissioner Sharp moved the public hearing on this rezoning application be set for April 7, 1954 at 7:30 P.M.

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

REZONING APPLICATION  
Nig Graham  
Z-7-54

The application of Nig Graham to rezone the NW corner of West Bonanza Road and Clarkway Drive from R-E to R-3, as recommended by the Planning Commission, was considered at this time.

Thereafter Commissioner Sharp moved the public hearing on this rezoning application be set for April 7, 1954, at 7:30 P.M.

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

USE PERMIT APPLICATION  
Robt. Ewing & Ernest Woodrum  
U-5-54  
Denied

The application of Robert E. Ewing and Ernest Woodrum for a Use Permit to erect a sheet iron fence, six feet high, finished with aluminum paint and maintain a storage lot for the purpose of storing automobiles and various other types of equipment on North Main Street, as recommended by the Planning Commission, was considered at this time.

Thereafter Commissioner Sharp 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 17th day of March, 1954, having considered the application of Robert E. Ewing and Ernest Woodrum for a Use Permit to erect a sheet iron fence and to maintain a storage lot on North Main Street; and

The Board having considered the decision of the City Planning Commission recommending denial of this application.

NOW, THEREFORE, it is the decision of this Board that the application of Robert E. Ewing and Ernest Woodrum, U-5-54, be and the same is hereby denied.

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  
W. E. Deer  
V-19-54  
Approved

The application of W. E. Deer for variance to construct and maintain a cabana on the side property line against an existing wall on property situated at 2824 Ashby Drive, 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 17th day of March, 1954, having considered the application of W. E. Deer for a variance to construct and maintain a cabana at 2824 Ashby Drive; 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 W. E. Deer, V-19-54, 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 Jarrett, Sharp, Whipple and His Honor voting aye; noes, none. Commissioner Bunker passed his vote.

VARIANCE APPLICATION  
Clifton & Alice Powell  
V-20-54  
Approved

The application of Clifton and Alice Powell for a variance to construct and maintain a building for commercial use in addition to a single family residence which exists to within 10 feet of the existing residence and to the alley line on Lot 7, Block 21, HFM&N Addition, which is known as 601 Jackson Street, as recommended by the Planning Commission, was considered at this time.

Thereafter Commissioner Whipple 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 17th day of March, 1954, having considered the application of Clifton and

March 11, 1954

Re: U-5-54

2. Point of view

Honorable Mayor and Board of City Commissioners  
City Hall  
San Diego, California

Gentlemen:

At the public hearing of the City Planning Commission held March 11, 1954, the applicant of a lot 17' x 100' proposed to erect a building 17' x 100', 10' high. It is to be finished with aluminum siding, and will have a concrete floor for the storage of storage vehicles. It will also have other types of equipment on the property situated on north side of the lot. (over) (over) (over) The District, was presented.

The Planning Commission voted to recommend denial of this application to your honorable body inasmuch as they felt that such use should be classified as a light industrial use and would require a variance application.

Respectfully yours,

Harvey S. Hoyt  
Acting Director of Planning

cc: City Attorney  
City Engineer  
Building Dept.  
Council

M I N U T E S

March 11, 1954

The regular meeting of the City Planning Commission was held on March 11, 1954 at 7:30 p.m. in the Council Chambers of the City Hall in the City of Las Vegas, Nevada.

PRESENT WERE: Chairman Stewart, Commissioners Tiberti, Schroer, Rather, Phelps, Sharp and Wade.

ABSENT: Commissioner Baskin.

STAFF MEMBERS PRESENT: Murray G. Hoyt, Acting Director of Planning, Ralston Hawkins, Assistant City Attorney, and Margetta Wilcox, Secretary.

Chairman Stewart in the Chair.

Commissioner Tiberti moved that the minutes of the meeting held February 11th be approved as corrected. Commissioner Rather seconded the motion and it was unanimously carried.

U-5-54 - The application of Robert W. Ewing and Ernest Woodrum to erect a sheet iron fence, six feet high, finished with aluminum paint, and maintain a storage lot for the purpose of storing automobiles and various other types of equipment. This property is located in a C-2 (General Commercial) zone on North Main Street. This application was held over from the last regular for study by a committee consisting of Commissioners Phelps, Baskin and Schroer.

Commissioner Phelps reported that the committee recommends that this application be denied inasmuch as they feel that the use requested is an industrial use and would require a variance application.

Commissioner Phelps, after considerable discussion, moved that this application be denied as recommended by the Committee.

Commissioner Tiberti seconded the motion and it was unanimously carried.

Z-5-54 - The application of Charles Ketchum to reclassify the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 29, T. 20 S., R. 61 E., MDB&M from R-1 (Single Family Residence) zoning to C-1 (Limited Commercial) and R-4 (Apartment Residence) zoning. This application was held over for study by a committee composed of Commissioners Schroer, Phelps and Baskin.

Commissioner Schroer reported that the Committee recommends that the original application be rejected or denied. He stated that the F.H.A. Land Planning Division has sent an alternative plan for this subdivision. This plan would eliminate the

Commissioner Phelps seconded the motion and it was unanimously carried.

Chairman Stewart appointed Commissioners Rather, Wade and Stewart to act on this Committee.

2-9-54 - The application of Lambert Van Der Meer to reclassify the property located at approximately 1022 North Main Street situated between the Clark Dairy and the Polar Ice Plant, from R-1 (Single Family Residence) Use District to R-4 (Apartment Residence) Use District, was presented.

Mr. Van Der Meer presented this application and proposed plans for apartments to the Commission.

After considerable discussion Commissioner Rather moved that this application be approved.

Commissioner Baskin seconded the motion and it was unanimously carried.

U-5-54 - The application of Robert W. Ewing and Ernest Woodrum to erect a sheet iron fence, six feet high, finished with aluminum paint, and maintain a storage lot for the purposes of storing automobiles, repossessed cars and various other types of equipment. This property is located in a C-2 (General Commercial) Use District on north Main Street.

It was reported that the Fire Department has objection to the type fence proposed in this application. It was their suggestion that a chain link fence be erected.

After considerable discussion Commissioner Rather moved that a Committee be appointed to investigate this application and make a recommendation at the next regular meeting.

Commissioner Baskin seconded the motion and it was unanimously carried.

Chairman Stewart appointed Commissioners Schroer, Phelps and Baskin to act on this Committee.

U-6-54 - The application of David S. Snyder, Land Surveyor, to conduct his business in his home at 314 South 10th Street, which is Lot 24, Block 12, Pioneer Heights Subdivision and is generally located between Bridger and Lewis Streets in an R-4 (Apartment Residence) Use District, was presented.

Mr. Snyder reported that his office in his home would merely be a place to conduct calculation and drafting and would not constitute a business office as generally implied.

INTER-OFFICE COMMUNICATION

February 25, 1954

TO : Murry Hoyt, Acting Director of Planning  
FROM : C. D. Williams, Acting Fire Chief  
RE : Sheet iron fence - Ewing Bros., - 1000 Bl. No. Main


The undersigned opposes the erection of a sheet iron fence at any location within the city limits for the following reasons:

1. Such a fence completely hides the area from outside facilities and in the case of a small fire starting, it could gain considerable headway before being noticed.

2. Should such a fire occur within an enclosed area of this type, the possibilities of injury to firemen having to scale such a fence are magnified considerably over other types of fencing which might be used.

3. If a fire should occur inside of such an enclosure, the materials of which the fence are constructed in this instance, could transmit heat to any materials which might be piled against the outside of the fence and consequently start a fire outside the enclosure.

Should any additional information be desired, please contact this office.

  
C.D. Williams-Acting Fire Chief

CDW:md.

*Chair Link*

February 16, 1954

City Planning Commission  
Las Vegas, Nevada

Gentlemen;

ROBERT W. EWING and ERNEST A. WOODRUM would like to submit a request for permission to fence and maintain a storage lot for the purpose of storing automobiles and various other types of equipment. We request permission to erect a solid fence consisting of sheet iron construction six feet high and finished with aluminum paint.

This property being located at the following discription in the commercial area on North Main Street.

That portion of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quater ( $SE\frac{1}{4}$ ) of Section 27, Township 20 South, Range 61 East, M.D.B.&M. described as follows:

COMMENCING at the point of intersection of the East line of North Main Street (86 feet wide) with the North line of the Southeast Quater ( $SE\frac{1}{4}$ ) of said Section 27; thence South  $27^{\circ}45'$  West along the said East line a distance of 103.00 feet to the point of beginning; thence continuing South  $27^{\circ}45'$  West along the said East line a distance of 150.00 feet to a point; thence South  $62^{\circ}15'$  East a distance of 160.00 feet to a point; thence North  $27^{\circ}45'$  East a distance of 50.00 feet to a point; thence North  $62^{\circ}15'$  West a distance of 160.00 feet to the true point of beginning.

That portion of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 27, Township South, Range 61 East, M.D.B.&M. described as follows:

COMMENCING at the point of intersection of the Easterly line of North Main Street (86 feet wide) with the North line of the Southeast Quater ( $SE\frac{1}{4}$ ) of said Section 27; thence South  $27^{\circ}45'$  West along the said East line a distance of 153.00 feet to the true point of beginning; thence continuing South  $27^{\circ}45'$  West along the said East line a distance of 50.00 feet to a point; thence South  $62^{\circ}15'$  East a distance of 160.00 feet to a point; thence North  $27^{\circ}45'$  East a distance of 50.00 feet to a point; thence North  $62^{\circ}15'$  West a distance of 160.00 feet to the true point of beginning. Reserving, however, the Easterly twenty (20) feet thereof as and alley and for utility purposes.

lh

Yours truly.

Robert W. Ewing

*Robert W. Ewing*  
Ernest A. Woodrum

*Ernest A. Woodrum*