

Planning & Development Department
Scanning Cover Sheet

Case No U-7-60

APN

Location SWC "D" ST & VAN BUREN ST

Applicant WEST-SIDE HOLDING CORPORATION

Subject

USE PERMIT TO CONSTRUCT AND OPERATE A SEMI-PUBLIC PARKING AREA IN CONNECTION WITH THE CARVER HOUSE HOTEL IN AN R-4 ZONE

May 5, 1960

West Side Holding Corporation
c/o Ralph Denton
212 Las Vegas Boulevard South
Las Vegas, Nevada

Re: Use Permit U-7-60

Gentlemen:

At the regular meeting of the Board of City Commissioners held May 4, 1960, consideration was given your application for a Use Permit to construct and operate a semi-public parking area in connection with the Carver House Hotel on property situated at the SW corner of "D" and Van Buren, in an R-4 Zone.

Upon motion made, seconded and carried, this application was approved, subject to the following conditions:

1. Signing of an improvement agreement and filing of a bond sufficient in amount to cover the cost of offsite improvements, as recommended by the Engineering Department.
2. Conformance to plot plan as amended.
3. Installation of necessary improvements.

The amount of the bond required to cover offsite improvements is \$522.50. Will you please come into the City Clerk's office with the bond and sign the copies of the improvement agreement.

Very truly yours,

(MRS.) EDWINA M. COLE
City Clerk

EMC:McN
CC Planning
Public Works
Building



MOORE ADDITION NO. 1
TENTATIVE MAP

Wm. Moore

Approved

Commissioner Fountain moved the tentative map of Moore Addition No. 1, submitted by Wm. Moore, comprising approximately 20 acres located south of St. Louis, between Burnham and Spencer, be approved, as recommended by the Planning Commission.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none.

USE PERMIT U-4-60

Pat & Tim O'Donnell

Approved

Commissioner Fountain moved the application of Pat and Tim O'Donnell to compound, treat, process and store chemicals on property located back of 123 W. Colorado, between South "A" and the UP RR tracks, in an M-2 zone, be approved, as recommended by the Board of Zoning Adjustment, subject to the following conditions, as recommended by Building and Fire Departments:

1. All interior ceiling and partitions be made one-hour fire-proof throughout.
2. Sufficient ventilation to prevent accumulation of fumes.
3. All containers to be kept closed and labeled.
4. Building to be posted with signs to read "Danger - Corrosive Materials," in letters not less than 6" in size, and in contrasting colors.
5. Acid containers not to be stored in direct sunlight.
6. Storage area to be kept clear of all unnecessary combustible materials.
7. Corrosive materials to be isolated from following materials: Sulfides, sulfites, fluorides, carbides, phosphides, silicides, cyanides, tellurides, selenides, arsenides and borides.
8. Building to be equipped with explosion proof electrical fixtures.
9. Flammable liquids to be extracted from their drums by means of pump, not by gravity flow.
10. Satisfactory provisions to be made for containing and neutralizing, or safely flushing away, leakage of corrosive liquids, which may occur during storage or handling.
11. Muriatic acid to be isolated from nitric acid.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none.

USE PERMIT U-7-60

WEST-SIDE HOLDING CORPORATION

Approved

Commissioner Sharp moved the application of West-Side Holding Corporation for a Use Permit to construct and operate a semi-public parking area in connection with the Carver House Hotel on property situated at the SW corner of "D" and Van Buren, in an R-4 Zone, be approved as recommended by Board of Zoning Adjustment subject to the following conditions:

1. Conformance to plot plan as amended.
2. Installation of necessary improvements.

Commissioner Whipple inquired if there was anyone present who objected to the granting of this Use Permit; to this there was no reply.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none.

USE PERMIT U-8-60

Ernest A. Becker

Approved

Planning Director Franklin J. Bills next presented the application of Ernest A. Becker to conduct a temporary real estate and water company office in a recently erected model home located on Alta Drive, stating the zoning was permitted by ordinance provided it be on a temporary basis and be limited to two years. Mr. Bills concluded by stating there were no protests.

Commissioner Sharp moved the application of Ernest A. Becker for a Use Permit to conduct a temporary real estate and water company office in connection with contracting and developing surrounding property generally located on Alta Drive between Decatur Blvd. and Brush Street, in an R-1 Zone, legally described as Lot 48, Block 6, Charleston Heights Tract No. 7, be approved as recommended by the Board of Zoning Adjustment subject to the following conditions:

1. Conformance to plot plan.
2. Permit to be limited to a period of no more than two years and that property revert to residential use at that time.

Motion seconded by Commissioner Elwell and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none.

USE PERMIT U-9-60

Eddie Herbst

Denied

Planning Director Franklin J. Bills presented application of Eddie Herbst for a Use Permit to construct and operate a stable and riding track for ponies to provide rides, at no charge, for customers in conjunction with a filling station, generally located on the E side of Main St., between Bridger and Lewis, in an M-1 zone, legally described as Lots 14-16, Block 5, Clark's Las Vegas Townsite. Mr. Bills advised it was the recommendation of the Board of Zoning Adjustment that this Use Permit be denied and, in addition, there were 34 protests by property owners and 125 protests by business operators, employees and tenants in the area.

Commissioner Fountain moved the application of Eddie Herbst for a Use Permit to construct and operate a stable and riding track for ponies to provide rides, at no charge, for customers in conjunction with a filling station, generally located on the E side of Main St., between Bridger and Lewis, in an M-1 zone, be denied as recommended by the Board of Zoning Adjustment.

Motion seconded by Commissioner Elwell and carried by the following vote: Commissioners Elwell, Fountain, Sharp, Whipple and His Honor, Mayor Gragson, voting aye; noes, none.

5-4-60

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May 3, 1960

Honorable Mayor and Board of City Commissioners

Director of Planning

U-7-60, West-Side Holding Corporation
c/o Ralph Denton
212 Las Vegas Boulevard South
Las Vegas, Nevada

Land Use Zone R-4, Use Permit to construct and operate
a semi-public parking area with Carver House Hotel.

At a regular meeting on April 28, 1960, the Board of Zoning
Adjustment voted to refer subject application to the Board
of City Commissioners with the recommendation that it be
approved in accordance with the facts recited in Resolution
No. 284, copy of which is attached hereto.

Respectfully,

FRANKLIN J. BILLS, Secretary
Board of Zoning Adjustment

FJB:dd

Att.

cc: City Clerk
City Attorney
Dept. of Public Works
West-Side Holding Corp.

May 2, 1960

City Clerk

Planning Department

File
U-7-60 - Improvement agreement

Attached are the improvements for U-7-60 - Westside Holding Corporation. You will note that a bond in the amount of \$522.50 is required.

Don Saylor

DJS/bc
Attachment

M I N U T E S

Board of Zoning Adjustment
April 28, 1960

A regular meeting of the Board of Zoning Adjustment was called to order by Chairman Hurley at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Hurley, Messrs. Garth and Singleton.

ABSENT: Messrs. Replogle and White.

STAFF PRESENT: Deputy Director of Planning Don J. Saylor, Planner George Charchalis.

MINUTES: Upon motion by Mr. Singleton, seconded by Mr. Garth, the minutes of the regular meeting of March 24, 1960, were approved as mailed. Upon roll call the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Garth	None	Replogle
Singleton		White
Hurley		

OLD BUSINESS: None

NEW BUSINESS: Deputy Director Saylor gave the staff report recommending approval of the application of the West-Side Holding Corporation to construct and operate a semi-public parking area in connection with the Carver House Hotel on property situated at the Southwest corner of "D" and Van Buren Streets, in Land Use Zone R-4, legally described as Lot 7, Block 6, Valley View Addition and Lot 7, Block 6, Valley View Addition and Lot 7, Block 6, H.F.M.&M. Addition. The Chairman declared the public hearing open. No one appeared either in protest or approval. The Chairman declared the public hearing closed. Mr. Garth introduced Resolution No. 284, a Resolution recommending approval of this application. This motion was seconded by Mr. Singleton and upon roll call the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Garth		Replogle
Singleton		White
Hurley		

The Chairman declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 284 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 288)

U-8-60 Deputy Director Saylor gave the staff report recommending approval. The Chairman declared the public hearing open. Mr. Ernest Becker appeared in his own behalf with the information that this was only a request for temporary arrangements for the real estate and water company office until the development of the commercial section was completed, at which time the business would be moved into one of the new offices. In the meantime, the business would be conducted in one of the single family residences. No one appeared in protest. The Chairman declared the public hearing closed. Mr. Garth introduced Resolution No. 285, a Resolution recommending approval of the application of E. Becker to conduct a temporary real estate and water company office in connection with contracting and developing surrounding property for two years, generally located on Alta Drive between Decatur Boulevard and Brush Street in Land Use Zone R-1, legally described as Lot 48, Block 6, Charleston Heights, Tract No. 7 and moved its adoption. This motion was seconded by Mr. Singleton and upon roll call the Ayes and Nays were as follows:

E. Becker to conduct temp. R.E. & Wtr. Co. office in conn. with developing & contracting surrounding area for 2 yrs.

RESOLUTION NO. 284

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF WEST-SIDE HOLDING CORPORATION FOR A USE PERMIT TO CONSTRUCT AND OPERATE A SEMI-PUBLIC PARKING AREA IN CONNECTION WITH THE CARVER HOUSE HOTEL ON PROPERTY SITUATED AT THE SOUTHWEST CORNER OF "D" STREET AND VAN BUREN STREET IN LAND USE ZONE R-4, LEGALLY DESCRIBED AS LOT 7, BLOCK 6, VALLEY VIEW ADDITION AND LOT 7, BLOCK 6, H.F.M. & M. ADDITION.

WHEREAS said application has been received and studied by the Board of Zoning Adjustment, and

WHEREAS the proposed use may be permitted in this zone by means of a Use Permit, and

WHEREAS the proposed parking lot is to be used in connection with an adjacent hotel, and

WHEREAS a plot plan has been submitted which is made a part of the record,

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of West-Side Holding Corporation for a Use Permit to construct and operate a semi-public parking area in connection with the Carver House Hotel on property situated at the Southwest corner of "D" Street and Van Buren Street in land use zone R-4, legally described as Lot 7, Block 6, Valley View Addition and Lot 7, Block 6, H.F.M. & M. Addition be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Conformance to the plot plan as submitted.
2. Signing of an improvement agreement and posting bond for off-site improvements.

The foregoing Resolution was introduced by Mr. Garth who moved its adoption, which motion was seconded by Mr. Singleton, and upon roll call the Ayes and Nays were as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Garth	None	Replogle
Singleton		White
Hurley		

The Chairman Thereupon declared the motion carried and said Resolution adopted.

U-7-60

RESOLUTION NO. 284

DOCUMENT NO. 288

DATE 4-28-60

Lab 8 B-3
Berkeley Square

File

April 19, 1960

City Hall
400 Stewart Street
Las Vegas, Nevada

Dear Sir,

I received your letter.

You have notified me to come to see you on April 28,
You will have to come to my house to see me. ~~April 28~~
April 25 will be a suitable date to see me.

I will be looking for you over..

Yours truly,
Miss Rosie Lee Glasper

516 Freeman St.



DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATIONS

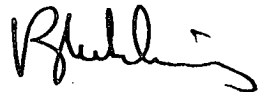
DATE: March 31, 1960
FILE: U-7-60

TO : Planning Department
FROM : Deputy Director of Public Works
SUBJECT: Use Permit U-7-60 - West-Side Holding Corporation

File

Your memorandum of March 23 requested comments from the Engineering Department on the request by West-Side Holding Corporation for a use permit to construct a parking area adjacent to the Carver House Hotel. The property is located on the southwest corner of "D" and VanBuren Street, legally described as Lot 7, Block 6, of Valley View Addition, and Lot 7, Block 6, of H F & M Addition.

Attached are the original and four copies of an off-site improvement agreement covering installation of off-site improvements in connection with this use permit. A bond in the amount of \$522.50 will be required to insure installation of the off-site improvements.



V. B. Uehling
Deputy Director of Public Works

VBU:Jr
Attachments 1 + 4



FIRE DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: March 28, 1960

TO: Planning Department - Don J. Saylor, Deputy Director
FROM: Captain O.K. McFarland, Chief Fire Prevention Bureau
SUBJECT: U-7-60 - West-Side Holding Corporation

This department has no objections to the granting of subject Use Permit applied for by West-Side Holding Corporation to construct and operate a semi public parking area in connection with Carver House Hotel at sw/cor "D" and Van Buren.



Captain O.K. McFarland
Chief Fire Prevention Bureau
Las Vegas Fire Department

M'c



PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: March 23, 1960

TO: See Distribution Below
FROM: Planning Department
SUBJECT: U-7-60, Board of Zoning Adjustment Meeting, April 28, 1960

Attached please find copy of the plot plan submitted by West-Side Holding Corporation for a Use Permit to construct and operate a semi public parking area in connection with the Carver House Hotel. The property is located at South West Corner of "D" and Van Buren Street, in an R-4 zone, legally described as Lot 7 in Block 6 of Valley View Addition and Lot 7 Block 6 of H.F. & M. Addition.

Your remarks regarding this application prior to April 14, 1960, will be greatly appreciated.

Don Saylor
DON J. SAYLOR
Deputy Director of Planning

DJS:dd

Distribution: Building Dept. _____
Engineering Dept.
Fire Dept.



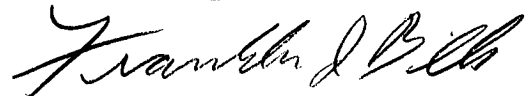
2/24/60
No Objections:
A. L. Trelease
Director Bldg. & Safety

NOTICE OF PUBLIC HEARING

Notice is hereby given that on April 28, 1960 at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

WEST-SIDE HOLDING CORPORATION FOR A USE PERMIT TO CONSTRUCT AND OPERATE A SEMI-PUBLIC PARKING AREA IN CONNECTION WITH THE CARVER HOUSE HOTEL ON PROPERTY SITUATED AT THE SOUTHWEST CORNER OF "D" STREET AND VAN BUREN STREET IN LAND USE ZONE R-4, LEGALLY DESCRIBED AS LOT 7, BLOCK 6, VALLEY VIEW ADDITION AND LOT 7, BLOCK 6, H.F.M. & M. ADDN.

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.



FRANKLIN J. BILLS
Director of Planning

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,.....WEST-SIDE HOLDING CORPORATION....., the owner, respectfully petitions for a special Use Permit to:..construct and operate.....
.....a semi public parking area in connection with the Carver House Hotel.....

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

The property is situated at.....~~400XXXXXX~~South West Corner of "D".....
.....and Van Buren Street.....
between..... and..... in Land Use Zone...R-4...

Said property is legally described as follows:..Lot 7 in Block 6 of Valley View Addition..
.....and Lot 7 Block 6 of H. F. & M. Addition.....

Said property was acquired by the applicant on January ..29... 1960... State
Month Day Year

the use of property permitted under the deed restrictions:..Apartment House.....

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.

Du 49105
Telephone Number

We are
WEST-SIDE HOLDING CORPORATION
BY: [Signature]
Signature of Owner
% Ralph Denton, 212 Las Vegas Blvd. So
Mailing Address Las Vegas, Nevada

Subscribed and sworn to before me this 11th day of March....., 19..60..

[Signature]
Notary Public

The prescribed filing fee of \$25.00 received by [Signature]
Receipt No. 18333
Date 3-15-60

U-7-60

VALLEY VIEW ADDITION

Block 5	Lot 7	Harvey & Robbie Jones	603 Adams St., Las Vegas
Block 6	Lot 6	Carver House, Inc.	Box 1348, Las Vegas
	" 7	Murry & Nancy J. Sanders	1413 "D" St., Las Vegas
Block 7	Lot 6	Bernard F. and Annie P. Polk	1511 "D" St., Las Vegas
	" 7	Pilgrim Church of Christ	1515 "D" St., Las Vegas
Block 9	Lot 2	Henry & Almeta Moody	c/o S. M. Parker, 308 Van Buren Ave., L. V.
	" 3	Percy & Ethel M. Fletcher	310 Van Buren Ave., Las Vegas
	" 4	Garfield Hooker	312 Van Buren Ave., Las Vegas
	" 5	Milton & Willie L. Rosemond	318 Van Buren Ave., Las Vegas
	" 6	Wm. Benjamin Harrison	840 22nd St., Oakland, Calif.
	" 7, 8	Odell Nichols	1524 "D" St., Las Vegas
	" 9	Peter McCoy, Jr.	1308 W. Washington St., Las Vegas
Block 10	Lot 2	Willie & Pauline Parker	304 Jackson St., Las Vegas
	" 3	Earl L. & Rosie L. Adkins	308 Jackson St., Las Vegas
	" 4	Saul P. & Mary Carroll	310 Jackson St., Las Vegas
	" 5	Carrie L. Crumbo	316 Jackson St., Las Vegas
	" 6	First Western Savings & Loan	118 So. 5th St., Las Vegas
	" 7	Henry Moody	321 Van Buren Ave., Las Vegas
	" 8	Annie Mae Bunton	317 Van Buren Ave., Las Vegas
	" 9	Emma Wilson	313 Van Buren Ave., Las Vegas
	" 10, 11	Jodie Cannon, Jr. & Jimmie R. & Jerald L. Cannon	307 Van Buren Ave., Las Vegas
Block 11	Lot 7	Allen, Jr. & Lillian Sanders	c/o Edward Young, Trustee 118 A No. 3rd St., Las Vegas
	" 8	Coy & Mildred Sparks	319 Jackson St., Las Vegas
	" 9	Ruby Page	315 Jackson St., Las Vegas

H.F.M. & M.

Block 5 Lot 7 Same as Lot 7, Block 5, Valley View
 " 8 Fred & Carolyn Jackson & Herman & Lillian L. Greenberg,
 Dannie & Lucyle Jackson c/o Hotel Jackson, 405 W. Jackson, Las Vegas
 " 9 Emma A. Cannon 307 Van Buren Ave., Las Vegas
 " 10 Harrison E. Presley 923 Washington Ave., Las Vegas
 " 10 Pacific Thrift & Loan of L.A. 6301 Wilshire Blvd., Los Angeles 48, Calif.
 " 10 George & Gertrude Fortson 315 Washington Ave., Las Vegas
 " 11 Clyde C. & Leedora Wilson 417 Jackson St., Las Vegas
 " 11 Joseph & Vera Horton 1312 Washington Ave., Las Vegas
 Block 6 Lot 1 Evelyn Peralto 119½ So. 2nd St., Las Vegas
 " 1 Ruby White, Trustee 500 Rancho Circle, Las Vegas
 " 2 Jeff Johnson 418 Jackson, Las Vegas
 " 3 First Western Savings & Loan 118 Las Vegas Blvd., South, Las Vegas
 " 4 Tommie Y. Washington - att. H. C. Daudiste c/o Wilshire Oil Co. of Calif.
 727 W. 7th St., Los Angeles, Calif.
 " 5 Same Same
 " 6 First Western Savings & Loan 118 Las Vegas Blvd. So., Las Vegas
 " 7 Murry & Nancy J. Sanders 1413 "D" St., Las Vegas
 " 8 Rosie Lee Glasper 405 Van Buren Ave., Las Vegas
 " 9 Boysie & Ina M. Ensley 409 Van Buren Ave., Las Vegas
 " 10 Boysie Ensley 409 Van Buren Ave., Las Vegas
 " 10 John W. Bonner c/o William Johnson, 411 Van Buren, Las Vegas
 " 11 Mary Feltus 417 Van Buren Ave., Las Vegas
 " 12 Las Vegas Colored Progressive Club c/o 814 No. "E" St., Las Vegas
 Block 7 Lot 1,2 Tansy Haney 428 Van Buren Av., Las Vegas
 " 3 George L. & Maude Harris 412 Van Buren Ave., Las Vegas
 " 4 R. M. & Elvessie Johnson 408 Van Buren Ave., Las Vegas
 " 5 Rosie Lee G. Finley 516 Freeman Ave., Las Vegas
 " 6 Same as Lot 6, Block 7, Valley View
 " 7 Same as Lot 7, Block 7, Valley View
 " 8 George L. & Maude Harris Same as Lot 3
 " 9 Curtis & Inabell McLemore 407 Harrison, Las Vegas
 " 10, 11 George & Roberta McLemore 411 Harrison, Las Vegas
 " 12 Ruben & Vera Bullock 1512 "E" St., Las Vegas