

Planning & Development Department  
Scanning Cover Sheet

Case No U-10-60

APN

Location 5324 ALTA DR

Applicant ERNEST A BECKER, TRUSTEE, CHARLESTON  
HEIGHTS WATER COMPANY

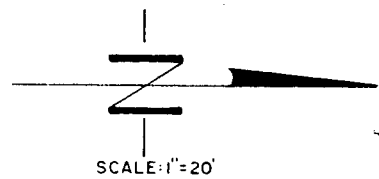
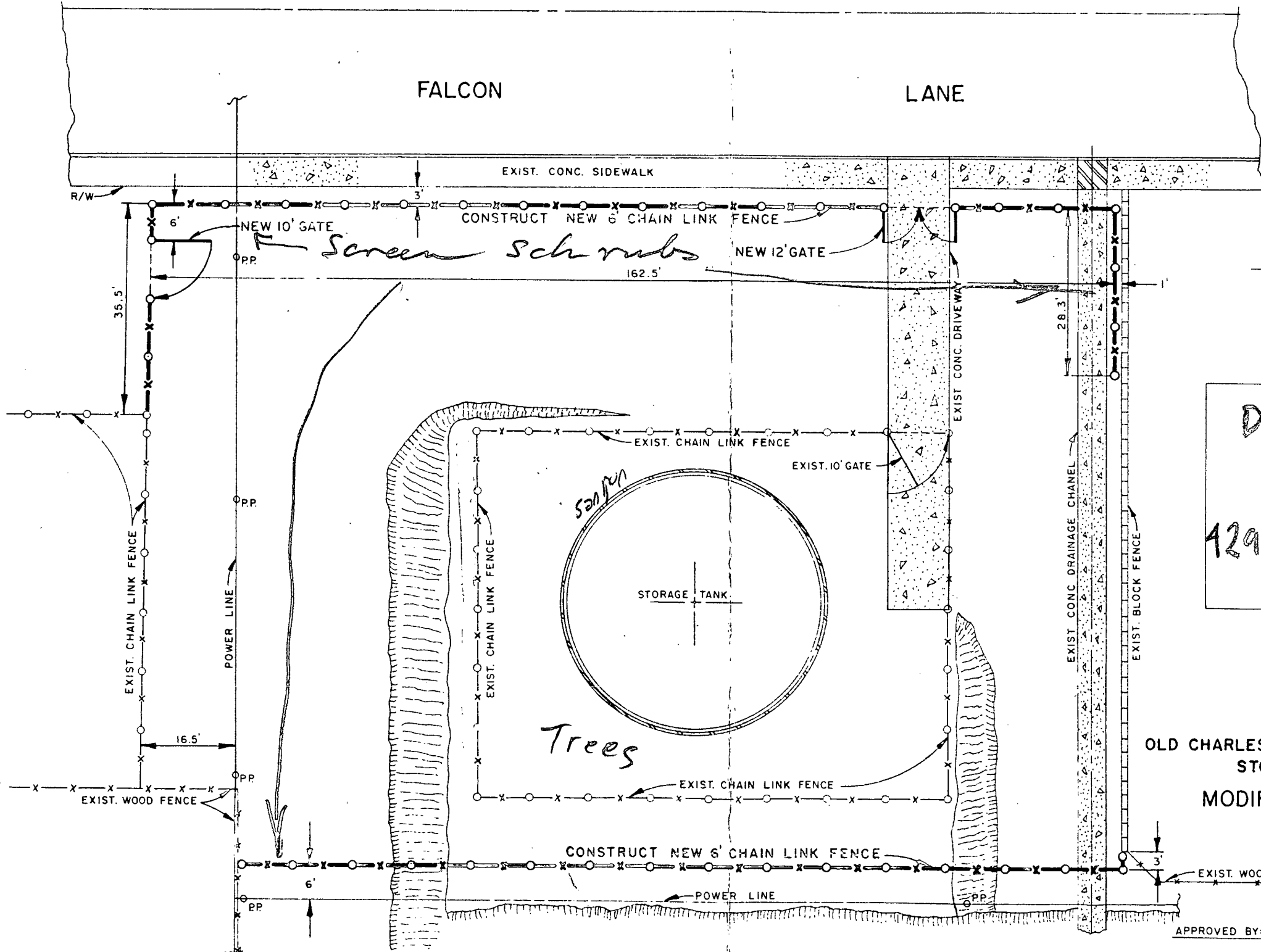
Subject

USE PERMIT TO CONDUCT A QUASI-PUBLIC USE TO  
WIT: A WATER STORAGE TANK (250,000 GALLONS)  
IN AN R-1 ZONE



FALCON

LANE



**DON FULLER**  
 HOUSE  
 (429 FALCON LN.)  
**429 Falcon Ln**

OLD CHARLESTON HEIGHTS PUMP STA.  
 STORAGE TANK AREA  
 MODIFICATION PLAN I

43

APPROVED BY: *W.E. Reasner* DATE: 11/18/66

DWG. NO. XA-57

Displayed 1/5/69  
 Approved as indicated

Planning Department  
400 Stewart Avenue  
89101

January 6, 1967

Mr. William Renshaw  
Las Vegas Valley Water District  
3700 West Charelston Boulevard  
Las Vegas, Nevada 89107

Re: U-10-60

Mr. Renshaw:

At the regular meeting of the Board of Zoning Adjustment held January 5, 1967, consideration was given to your request for a plot plan review on an approved Use Permit to conduct a quasi-public use to wit: a water storage tank (250,000 gallons) on property generally located at 5324 Alta Drive and Mayflower Lane, in Land Use Zone R-1.

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 including the landscaping indicated by staff.

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.

DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

as

cc: City Clerk

Mr. Morgan seconded the motion and it was carried by a majority vote. Mr. Gilday did not participate in the voting.

8. U-10-60  
Approved

Request for Plot Plan change on approved Use Permit of ERNEST A. BECKER, TRUSTEE, CHARLESTON HEIGHTS WATER COMPANY (now taken over by the Las Vegas Valley Water District) to conduct a quasi-public use to wit: a water storage tank (250,000 gallons) on property legally described as follows: Commencing at the center of Section 36, Township 20 South, Range 60 East, MDB&M the true point of beginning; thence north  $0^{\circ}51'56''$  West a distance of 116.72 feet to a point; thence south  $89^{\circ}09'04''$  west a distance of 120 feet to a point; thence south  $0^{\circ}50'56''$  East a distance of 115.92 feet to a point; thence north  $89^{\circ}31'54''$  east a distance of 120 feet to the true point of beginning, and generally located at 5324 Alta Drive and Mayflower Lane in Land Use Zone R-1.

Mr. Stormson explained that in 1960 a Use Permit was approved to construct a water tank. Now the Las Vegas Valley Water District proposes to construct a six-foot high chain link fence that was not on the original plot plan. The reason for the fence is a complaint by MRS. DON FULLER, a neighbor. Mr. Stormson read the letter in which MRS. FULLER suggested that if the area were enclosed children would not be attracted to the property to play, and the neighborhood would be beautified somewhat. The Las Vegas Valley Water District presented to the staff a site plan indicating a six-foot high chain link fence. Staff recommends that they landscape the area directly inside the chain link fence in accord with the corrected site plan displayed. Staff also stated that a pile of old water pipes was stored on the adjacent property and should not be permitted in the residential area.

Acting Chairman Hoggard declared public hearing open. MR. WILLIAM RENSCHAW of the Las Vegas Valley Water District came forward. He stated that they would prepare a landscaping plan for the staff. He also stated that the pipe was for the new pump and would be put in the ground in the near future. Mr. Stormson mentioned that a surplus water overflow pipe discharges water on the neighboring property, and asked MR. RENSCHAW if this will be corrected. MR. RENSCHAW replied that he was not aware of this, but that he will see to it that no more water be discharged on the neighbor's land. Acting Chairman Hoggard declared public hearing closed.

Mr. Gilday moved that the Request for Plot Plan change on approved Use Permit of ERNEST A. BECKER, TRUSTEE, CHARLESTON HEIGHTS WATER COMPANY to conduct a quasi-public use to wit: a water storage tank (250,000 gallons) on property generally located at 5324 Alta Drive between Alta Drive and Mayflower Lane, in Land Use Zone R-1, be approved subject to the following condition:

1. Being in accord with the plot plan including the landscaping indicated by staff.

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

Planning Department  
400 Stewart Avenue

December 29, 1966

Mr. Ernest A. Becker  
Becker Enterprises  
6115 Clarice  
Las Vegas, Nevada

Re: U-10-60

Mr. Becker:

This letter will confirm our previous notification to you that the regularly scheduled meeting of the Board of Zoning Adjustment set for December 22, 1966, was postponed until January 5, 1967. The meeting will be held in the Council Chambers of City Hall at 7:30 PM at which time your application will be brought before the Board.

DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

as

Gary

12/9/66

Attached are the plans required which show the fencing and planted laurel approach by the Restrictive Book of Directions.

Attached also please find a copy of a letter from Mrs Sam Miller, the adjoining property owner to the lot being fenced.

We are landscaping and fencing for reasons of:

- (1) eliminating the existing hazards
- (2) beautification of the area

Since the booster pumps at the tank are at ground level and electrically driven, it is absolutely necessary to have a 6 ft. high fence as proposed.

Please let me know of any assistance needed.

Robert E. Ladd

Sorry for the informal approach. Since the tank was there 10 years ago, we assumed all ordinances were complied with at that time. The survey plot also indicates a 10 ft. wide drainage easement to the CU across the north end of the lot, so there must have been some action at that time.

October 9, 1966

Las Vegas Valley Water Co.  
c/o Mr. Larry Farnsworth  
Board of Directors  
3700 W. Charleston  
Las Vegas, Nevada

Dear Sirs:

As requested by Mr. Farnsworth and the Las Vegas Water Company, we wish to present the board with a serious problem concerning your water tank and property on the 400 block of Falcon Lane.

Motorcycles and cars loaded with children drive through the property, past the side of our home, to reach the roller-coaster of hills in back of the tank.

Night and day our home vibrates from rocks and boulders being thrown at the tank. The rocks are found in our pool, hitting the house and, on one occasion, a stone was thrown and landed on our little girl's head while she played on the patio. The police were called to investigate but nothing was accomplished. A police patrol was requested, but has ben of little help.

As far as the property is concerned, it is a trash catcher.

We feel if the lot was leveled, landscaped and a fence put up on three sides, attached to our block fence on one side, it would not only improve the looks of the entire area, but bring peace and quiet to us and neighbors surrounding us.

There is a wire fence around the immediate tank, but children easily crawl under to write what they wish. At one time, it took us months to have the people, who were in charge of the old water company, paint over the filth written there by teenagers.

This problem has existed four years now without help or consideration from anyone.

Therefore, we sincerely hope you will all do everything you can to help us. We will be anxious to hear of your decision.

Many thanks,



Mrs. Don L. Fuller  
429 Falcon Lane  
Las Vegas, Nevada  
878-6273

DISTRIBUTED

10/4/66

USE PERMIT U-10-60

Ernest A. Becker

Approved

Commissioner Whipple moved the application of Ernest A. Becker, Trustee, Charleston Heights Water Company, for a Use Permit to conduct a quasi-public use, to wit, a water storage tank (250,000 gallons) on property generally located in Charleston Heights on Alta Drive at Falcon Lane, in an R-1 Zone, be approved as recommended by Board of Zoning Adjustment subject to the following conditions:

1. Conformance to plot plan as submitted.
2. Designing of tank to withstand earthquakes.
3. Approval by Fire Department of detailed plans of proposed construction.

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-9-60

Eddie Herbst

Discussion

At this point Jerry Herbst, son of Eddie Herbst, applicant for Use Permit U-9-60, requested permission to address the Commission, stating he would like to be heard, in order to bring this matter out into the open. Mr. Jerry Herbst advised he at one time operated a pony track similar to the one requested under this Use Permit in Pasadena, California, in a residential area, which was located across the street from a restaurant and next to a dairy; that his father had obtained a use permit for that operation on condition that all regulations were observed, in order to eliminate odors, flies, bugs, etc. Mr. Herbst stated the pony ride in Pasadena had been operated to the satisfaction of the City Fathers and he was certain, if a Use Permit were granted, the proposed pony ride in Las Vegas could be satisfactorily operated; that it would be thoroughly cleaned twice a day; that deodorants and fly sprays would be used; that there was no intention to charge for rides and, as a matter of fact, it was the intention of Mr. Herbst and his father to turn the pony track over to handicapped children for two and three days at a time, which had been the practice in Pasadena.

His Honor, Mayor Gragson, stated he thought the idea of allowing handicapped children to ride these ponies was a very fine idea; however, in view of the zoning and the many protests, he felt the denial would have to stand. This was the feeling of the entire Board.

VARIANCE V-3-60

Ada Gardner

Denied

Planning Director Franklin J. Bills next presented the application of Ada Gardner for a Variance to maintain an office in a single family residence at the corner of 8th and Garces. Mr. Bills advised this was located in a single family zone and there was no provision for a Use Permit of this kind, except through a Variance. Ada Gardner had explained this would be a very limited type of real estate operation; however, it was the feeling of the Board of Zoning Adjustment that the degree of activity could not be controlled and if this Variance were granted there would be similar applications. In addition, there were 9 protests to this Variance.

5-4-60

Page 6

May 3, 1960

Honorable Mayor and Board of City Commissioners

Director of Planning

U-10-Co, Ernest A. Richter  
217 D South 4th Street  
Las Vegas, Nevada

Use Permit for a special public use, to wit:  
a 1,000,000 gal. water storage tank in Ward Two Zone R-1.

At a regular meeting on April 28, 1960, the Board of Zoning  
Adjustments voted to take subject application to the Board of  
City Commissioners with the recommendation that it be approved  
in accordance with the facts set forth in Resolution No. 107,  
copy of which is attached hereto.

Respectfully,

WINNIE J. (BESS) BROOKS  
Board of Zoning Adjustments

JSD:CS

AGB.

cc: City Clerk  
City Attorney  
Dept. of Public Works  
Ernest Richter

U-8-60  
(Continued)

AYE  
Garth  
Singleton  
Hurley

NAY  
None

ABSENT  
Replogle  
White

The Chairman declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 285 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 289)

U-9-60  
Eddie Herbst to construct & operate stable & riding track for ponies for customers in conjunction with filling station.

Deputy Director Saylor gave the staff report recommending denial. The Chairman declared the public hearing open. Mr. Jerry Herbst appeared on behalf of his father, Mr. Eddie Herbst, relating to the Board and all present his method of operating this stable and riding track. He stated that this track and stable area would be completely fenced in to insure safety for the children in this busy traffic zone. He further stated that deodorants and electric fly killers were very effective in controlling the problems of insects and odors. There are six letters of protest on file. Mr. Frederick Paul of 101 E. Lewis appeared in protest with several petitions signed by people in various walks of life in this area. One petition was signed by tenants and employees who would more or less be considered transient. One petition signed by businessmen in this area who felt they would suffer a great loss of income due to loss of employees and business should approval of this application be granted. One petition was signed by property owners in this area who were against the approval of this application due to the undesirable condition this project would create insofar as odors, insects, noise, traffic and parking problems. Mrs. Flickinger of 317 South First Street appeared in protest as a property owner. Anna Goldstein of 16-18-20 Lewis also appeared in protest. The Chairman declared the public hearing closed. Mr. Singleton introduced Resolution No. 286, a Resolution recommending denial of the application of Eddie Herbst to construct and operate a stable riding track for ponies to provide rides for customers in conjunction with a filling station (no charge for rides), generally located on the East side of Main Street between Bridger Avenue and Lewis Avenue, in Land Use Zone M-1, legally described as Lots 14-16, Block 5, Clark's Las Vegas Townsite and moved its adoption. Mr. Garth seconded the motion and upon roll call the Ayes and Nays were as follows:

AYE  
Garth  
Singleton  
Hurley

NAY  
None

ABSENT  
Replogle  
White

The Chairman declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 286 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 290.)

U-10-60  
Chas.Hts.  
Water Co.  
to conduct a quasi-public use to-wit:  
Water storage tank 250,000 gallons.

Deputy Director Saylor gave the staff report recommending approval. There are two letters of protest on record. The Chairman declared the public hearing open. The Board questioned as to whether this would be a tank situated on the ground or a tower. Mr. Becker appeared on behalf of the Charleston Heights Water Company with the information that this tank would be situated on the ground in more or less of a sloping area whereas only a portion of the tank would be seen and particularly only by those people living on Alta Drive. Mr. Ted Longley appeared representing Charleston Heights Water Company stating that this

U-10-60  
(Continued)

tank was for the purpose of providing better distribution of the water and for fire prevention purposes. Mr. Walter Brauer of 5413 Alta Drive appeared in protest. The Chairman declared the public hearing closed. Mr. Singleton introduced Resolution No. 287, a Resolution recommending approval of the application of Ernest A. Becker, Trustee, Charleston Heights Water Co. to conduct a quasi-public use to-wit: a water storage tank (250,000 gallons) on property generally located in Charleston Heights on Alta Drive at Falcon Lane, legally described as a portion of Section 36, T20S, R60E, M.D.B. & M., in Land Use Zone R-1 and moved its adoption. This motion was seconded by Mr. Garth 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 declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 287 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 291.)

V-3-60  
Ada Gardner to  
maintain office  
in conjunction  
with single  
family res.

Deputy Director Saylor gave the staff report recommending denial. He also stated there were five letters of protest on record. The Chairman declared the public hearing open. Ada Gardner appeared on her behalf presenting her reasons for desiring to maintain an office in her home, namely her need to be with her children and the fact that her present office space was inconvenient and undesirable. The following appeared in protest desiring to keep this area strictly residential: Frank Longo, 700 So. 8th Street, Joe Bair, 700 South Seventh Street, Mrs. Arnold Ludwig, 708 South Seventh Street, Lamar Foremaster, 701 South Seventh Street, and John Conway, 630 South Ninth Street. Mr. Garth introduced Resolution No. 288, a Resolution recommending denial of the application of Ada Gardner to maintain an office in conjunction with a single family residence at 728 Garces Avenue, generally located on the North side of Garces Avenue between 7th and 8th Streets, legally described as Lots 17 & 18, Block 11, Wardie Addition in Land Use Zone R-1, and moved its adoption. This 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 declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 288 IS ON FILE IN DOCUMENT BOOK AS DOCUMENT NO. 292.)

U-11-60  
Sophia Lee  
to conduct  
customary  
home occupa-  
tion; sewing at  
222-24 So.7th.

Deputy Director Saylor gave the staff report recommending approval. The Chairman declared the public hearing open. Sophia Lee appeared on her own behalf. There was one letter of approval which is on record. No one appeared in protest. The Chairman declared the public hearing closed. Mr. Garth introduced Resolution No. 289, a Resolution recommending approval of the application of Sophia Lee to conduct a customary home occupation to-wit; sewing, at 222-24 South Seventh Street, generally located on the West side of South 7th Street between Carson & Bridger Avenues, in Land Use Zone R-4, legally described

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:

ERNEST A BECKER, TRUSTEE, CHARLESTON HEIGHTS WATER COMPANY FOR A USE PERMIT TO CONDUCT A QUASI - PUBLIC USE TO WIT: A WATER STORAGE TANK (250,000 GALLONS) ON PROPERTY GENERALLY LOCATED IN CHARLESTON HEIGHTS AT 5324 ALTA DRIVE BETWEEN ALTA DRIVE AND MAYFLOWER LANE, LEGALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ}51'56''$  WEST A DISTANCE OF 116.72 FEET TO A POINT; THENCE SOUTH  $89^{\circ}09'04''$  WEST A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTH  $0^{\circ}50'56''$  EAST A DISTANCE OF 115.92 FEET TO A POINT; THENCE NORTH  $89^{\circ}31'54''$  EAST A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING, IN AN R-1 ZONE.

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

RESOLUTION NO. 287

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF ERNEST A. BECKER, TRUSTEE, CHARLESTON HEIGHTS WATER COMPANY FOR A USE PERMIT TO CONDUCT A QUASI-PUBLIC USE TO-WIT: A WATER STORAGE TANK (250,000 GALLONS) ON PROPERTY GENERALLY LOCATED IN CHARLESTON HEIGHTS BETWEEN ALTA DRIVE AND MAYFLOWER LANE (5324 ALTA DRIVE), LEGALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 36, T20S, R60E, M.D.B.& M. THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ}51'56''$ W A DISTANCE OF 116.72 FEET TO A POINT; THENCE SOUTH  $89^{\circ}09'04''$ W A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTH  $0^{\circ}50'56''$ E A DISTANCE OF 115.92 FEET TO A POINT; THENCE NORTH  $89^{\circ}31'54''$ E A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING, IN AN R-1 ZONE.

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

WHEREAS this is an application to erect a water storage tank to be used by the Charleston Heights Water Company and which constitutes a quasi-public use, a use which may be permitted in this zone by means of a Use Permit, and

WHEREAS the proposed location is immediately adjacent to an existing water tank facility, and

WHEREAS the proposed use is necessary to provide an adequate water supply for this subdivision,

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of Ernest A. Becker, Trustee, Charleston Heights Water Company for a Use Permit to conduct a quasi-public use to-wit: a water storage tank (250,000 gallons) at 5324 Alta Drive in Charleston Heights. Legally described as follows: Commencing at the center of Section 36, T20S, R60E, M.D.B.& M., the true point of beginning; thence N. $0^{\circ}51'56''$ W a distance of 116.72 feet to a point; thence S. $89^{\circ}09'04''$ W a distance of 120 feet to a point; thence S. $0^{\circ}50'56''$ E a distance of 115.92 feet to a point; thence N. $89^{\circ}31'54''$ E a distance of 120 feet to the true point of beginning, in an R-1 Zone be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. That the tank be designed to withstand earthquakes.
2. That detailed plans of the proposed installation be made available to the Fire Department for their approval.

The foregoing Resolution was introduced by Mr. Singleton who moved its adoption which motion was seconded by Mr. Garth and upon roll call the ayes and nays were as follows: Ayes - Garth, Singleton, Hurley, Nays - None, Absent - Replogle and White.

U-10-60

RESOLUTION NO. 287

DOCUMENT NO. 291

DATE 4-28-60

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

FIRE DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: April 18, 1960

TO: Don J. Saylor, Deputy Director of Planning

FROM: C.D. Williams, Chief

SUBJECT: V-3-60 - Becker *File*

Inasmuch as a goodly portion of this lot is constituted of filled materials, very careful engineering is required to be absolutely certain that this installation is adequately foundationed, due to the tremendous weight involved.

This Department would like to also check the plans if this installation is allowed to proceed toward completion, since other factors are involved.

Las Vegas Fire Department

*C.D. Williams*

C.D. Williams, Chief

W'c



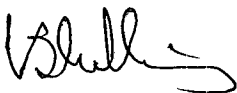
DIRECTOR OF PUBLIC WORKS  
INTER-OFFICE COMMUNICATION

DATE: April 8, 1960  
FILE: V-3-60

TO: Planning Department  
FROM: Deputy Director of Public Works  
SUBJECT: Variance ~~V-3-60~~ Ernest A. Becker  
U-10-60

Your memorandum of March 25 requested comments by the Engineering Department on the application of Ernest A. Becker for a variance to allow construction of a storage tank on property located at the southeast corner of the southeast one-quarter of the northwest one-quarter, Section 36, Township 20 South, Range 61 East.

This office has no objections to development of this site for water supply facilities.



V. B. Uehling  
Deputy Director of Public Works

VBU:Jr



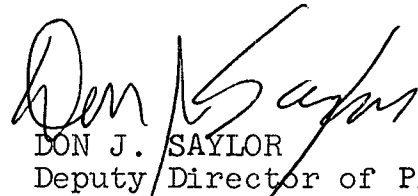
PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: March 25, 1960

TO: See Distribution Below  
FROM: Planning Department  
SUBJECT: V-3-60, Board of Zoning Adjustment, April 28, 1960.

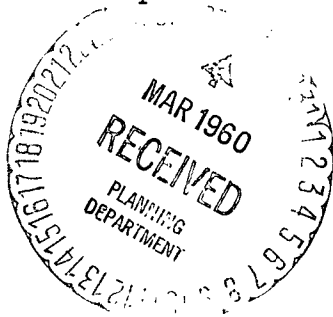
Attached please find copy of the plot plan submitted by Ernest A. Becker, Trustee, for a Variance to allow Storage Tank (250,000 gallons). The property is located at Charleston Heights between Alta Drive and Mayflower Lane in Land Use Zone R-1, legally described as commencing at the center of Section 36, Township 20 South, Range 60 East, M.D.B. & M. the true point of beginning; thence North  $0^{\circ}50'56''$  West a distance of 116.72 feet to a point; thence South  $89^{\circ}09'04''$  West a distance of 120.00 feet to a point; thence South  $0^{\circ}50'56''$  East a distance of 115.92 feet to a point; thence North  $89^{\circ}31'54''$  East a distance of 120.00 feet to the true point of beginning.

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

  
DON J. SAYLOR  
Deputy Director of Planning

DJS:dd

Dist: Building Department  
Engineering Department  
Fire Department



*3/28/60*  
Tank to be designed  
to withstand earth quake.  
*A.L. Ingham*

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned... Ernest A. Becker, trustee... the owner, respectfully Petitions for a zoning variance to: allow Storage Tank (250,000 gallons).

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

HEREWITH SUBMITTED: The property is situated at... Charleston Heights... between... Alta Drive... and... Mayflower Lane...

in Land Use Zone.. R-1... Said property is legally described as follows: Commencing at the center of Section 36, Township 20 South, Range 60 East, M.D.B. & M. the true point of beginning; thence North 0°50'56" West a distance of 116.72 feet to a point; thence South 89°09'04" West a distance of 120.00 feet to a point; thence South 0°50'56" East a distance of 115.92 feet to a point; thence North 89°31'54" East a distance of 120.00 feet to the True Point of Beginning.

PROOFREAD

Said property was acquired by the applicant on... 1953... Month Day Year

State the use of property permitted under the deed restrictions: no deed restrictions

Expiration date of deed restrictions: Month Day Year

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

- 1. A map showing the location of the applicant's property and all separately owned parcels of land or any portions thereof within a radius of 300 feet from the exterior boundaries of the property included in the application.
2. Five (5) copies of a plot plan 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.
3. A sketch, drawing, or photograph showing clearly the front, and side elevations of any proposed buildings or structures, when requested.
4. Any other pertinent information which may be requested.

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE COMPLETE AND IN DETAIL

1. What special circumstances or conditions apply to the land or use involved in your application which do not apply generally to lands or uses in the same Land Use Zone?

*has to be next to well now in use -*

2. Why is a special permit necessary for the enjoyment of a substantial property right? (If your property can reasonably be developed and devoted to uses permitted in the Land Use Zone in which said property is situated, you are probably not being deprived of the enjoyment of any substantial property right).

*not permitted use in R1 is necessary for water supply in the area the plot can not be used for R1 use because topography -*

3. Why will a Variance and the Use sought thereunder not affect adversely the health, safety, morals or general welfare of persons residing or working in the vicinity of the property involved in the application?

*no*

4. Will a Variance, as requested, affect adversely the Master Plan or any Section or Portion of said Plan?

*no.*

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, ... Ernest A. Becker for Charleston Hgts. Wtr. Co. the owner, respectfully petitions for a special Use Permit to: a quasi public use, to wit: a 250,000 gal. water storage tank

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

The property is situated at 800 So. Jones Blvd. between Mayflower and Alta Drive in Land Use Zone R-1

Said property is legally described as follows: Commencing at the center of Section 36 T20S R60E MDB&M the true point of beginning; thence North 0°50'56" W. a distance of 116.72 feet to a point; thence S 89°09'04" W. a distance of 120.00 feet to a point; thence S 0°50'56" E. a distance of 115.92 feet to a point; thence N 89°31'54" E. a distance of 120.00 feet to the true point of beginning. Said property was acquired by the applicant on 1953 State Month Day Year

the use of property permitted under the deed restrictions: NO DEED RESTRICTIONS

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.

DC 46075 Telephone Number Ernest A Becker Signature of Owner 2170 54th St. Mailing Address

Subscribed and sworn to before me this 29th day of March, 1960. Notary Public My Commission Expires January 4, 1964

The prescribed filing fee of \$25.00 received by Receipt No Date

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
CITY OF LAS VEGAS )  
COUNTY OF CLARK )

We, I, the undersigned, being duly sworn, depose and say that we are owners the owner of the property involved in this application; that the information on the attached map and property owners list, all plans, drawing and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.

Ernest A. Becker, Trustee  
Signature of Owner

2170 So 4th St. Las Vegas  
Mailing Address

Des 24605  
Phone No.

Subscribed and sworn to before me this 16th day of March 19 60.

Faith Dink  
Notary Public  
My Commission Expires May 16, 1962

Jay Canada 2170 So. 4th St. Des 24605  
Name of Owner's Representative Address Phone No.

Charleston Heights Water Co. 2170 So 4th St Des 24605  
Name of Lessee, Renter or Prospective Buyer Address Phone No.

Checked by: [Signature] \$ 50.00 received by: [Signature]  
Director of Planning City or County Clerk  
2-16-60 J. Fleming  
Date Cashier

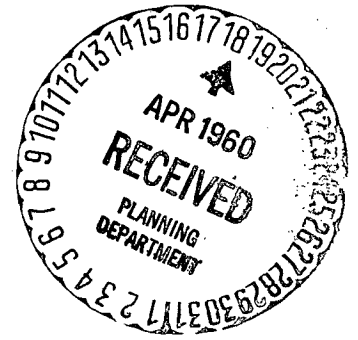
18334  
Receipt No.  
3-16-60  
Date

V-3-60

File  
U-10-6

ZM

5216 Alta Drive  
Las Vegas, Nevada  
April 15, 1960



Mr. Franklin J. Bills  
Director of Planning  
City of Las Vegas  
400 Stewart Street  
Las Vegas, Nevada

Dear Mr. Bills:

Reference is made to "Notice of  
Public Hearing" received last evening.

Both my husband and I are against  
the proposal to erect a Water Storage Tank  
on property generally located in Charleston Heights,  
at 5324 Alta Drive and Mayflower Lane. We both  
feel this unsightly tank will be a detriment to the  
value of our property, and a possible danger to our  
children.

Very truly yours,

*Robert E. Barrett*

Robert E & Carolyn Barrett

*Carolyn Barrett*

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:

ERNEST A BECKER, TRUSTEE, CHARLESTON HEIGHTS WATER COMPANY FOR A USE PERMIT TO CONDUCT A QUASI - PUBLIC USE TO WIT: A WATER STORAGE TANK (250,000 GALLONS) ON PROPERTY GENERALLY LOCATED IN CHARLESTON HEIGHTS AT 5324 ALTA DRIVE BETWEEN ALTA DRIVE AND MAYFLOWER LANE, LEGALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ}51'56''$  WEST A DISTANCE OF 116.72 FEET TO A POINT; THENCE SOUTH  $89^{\circ}09'04''$  WEST A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTH  $0^{\circ}50'56''$  EAST A DISTANCE OF 115.92 FEET TO A POINT; THENCE NORTH  $89^{\circ}31'54''$  EAST A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING, IN AN R-1 ZONE.

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*

FRANKLIN J. BILLS  
Director of Planning

*April 19, 1960*  
*Not in favor of the location of tank as it is too close to our property.*

U-10-60

*Gladys Harris*  
*Mattie Jones*



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FRANKLIN J. BILLS  
Director of Planning

Dear Sir:

We wish to express our approval of the proposed use permit.

U-10-60

  
Norman B. Haines

620 Falcon Lane, Las Vegas.

  
Josie G. Haines.

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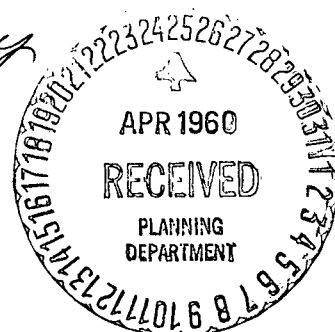
*Franklin J. Bills*

FRANKLIN J. BILLS  
Director of Planning

*I hereby approve of the above.*

*Mrs & Mrs. R. V. Dudley  
704 Easy St  
Las Vegas*

U-10-60



PROTESTS

Robert E Barrett  
Gladys C Harris

APPROVALS

Wm. J. Williams  
Mrs. Mrs. R. V. Dudley

U-10-60

CHARLESTON HEIGHTS WATER CO.

CHARLESTON HTS. #2

- Block 9 Lot 25 James C. Manning 509 Digger St. - Las Vegas
- " 26 Glenn G. & Joan A. Neely 513 Digger St. - Las Vegas
- " 27 Charleston Heights Baptist Church  
Rev. Wayne White 517 Digger St. - Las Vegas
- " 28 Ronald J. & Kathryn M. Kalkowski 601 Digger St. - Las Vegas
- " 29 Ronald E. & Barbara J. Gilbert 605 Digger St. - Las Vegas
- " 30 Lionel A. Dominguez, Jr. 609 Digger St. - Las Vegas
- " 31 Kenneth & Ella Mae Gordin 613 Digger St. - Las Vegas
- " 32 Ramon F. & Carmen V. Garcia 617 Digger St. - Las Vegas
- " 33 Hermon E. & Juanita J. Boernge 2618 Valley Ave. - Las Vegas
- " 34 Joseph H. & Viola J. Wimberly 701 Digger St. - Las Vegas

CHARLESTON HTS. #3

- Block 9 Lot 4 Robert E. & Joyce Ann Dwiggins 708 Easy St. - Las Vegas
- " 5 Rollis V. & Thelma Dudley 704 Easy St. - Las Vegas
- " 6 Eldridge E. Bold 700 Easy St. - Las Vegas
- " 7 Kenneth M. & Ruth Reed 616 Easy St. - Las Vegas
- " 8 James H. & Johanna Rawson 612 Easy St. - Las Vegas
- " 9 Barbara L. B. Genchi 608 Easy St. - Las Vegas
- " 10 Robert W. & Mary S. Genochio 604 Easy St. - Las Vegas
- " 11 Charles L. & Lillian R. Moore 600 Easy St. - Las Vegas
- " 12 Raymond J. & Eldora Barthen 516 Easy St. - Las Vegas
- " 13 James M. & Veda L. Cassidy 512 Easy St. - Las Vegas
- " 14 Roland I. & Freddie Benum 508 Easy St. - Las Vegas
- Block 10 Lot 1 Jay C. & Eva M. Casada 500 Falcon Lane - Las Vegas
- " 2 Robert F. & Marjorie E. Zimmerman 504 Falcon Lane - Las Vegas
- " 3 Ernest A. & Betty W. Becker, III  
and N $\frac{1}{2}$  Lot 4 c/o Bank of Nevada -5th & Carson
- " 4 Homes, Inc. 1819 S. Industrial Road - Las Vegas  
S $\frac{1}{2}$  Lot 4
- " 5 Alfred J. Cardarelli 516 Falcon Lane - Las Vegas

CHAS. HTS. #3

Block 10	Lot 6	Harry D. & Rosina M. Achten	600 Falcon Lane - Las Vegas
	" 7	H. R. Lease	c/o Dickson Montgomery Box 455 Santa Barbara, California
	" 8	Raymond A. & Lois E. Larsen	2535 E. Charleston Blvd. -Las Vegas
	" 9	Warren K. & Pary P. Pellegrin	612 Falcon Lane - Las Vegas
	" 10	Herbert T. & Coletta L. Greenfield	616 Falcon Lane - Las Vegas
	" 11	Norman B. & Josie G. Haines	620 Falcon Lane - Las Vegas
	" 12	Wayne L. & Marjorie F. Keeley	5320 Gipsy Ave. - Las Vegas
	" 13	Alfred J. & Ruth I. O'Donnell	5312 Gipsy Ave. - Las Vegas
	" 14	Otto J. & Margaret F. Tonningsen	5308 Gipsy Ave. - Las Vegas
	" 15	Ernest R. M. LaVonne Hertig	513 Berry Circle - Las Vegas
	" 16	Stanley & Bebe Levy	5300 Gipsy Ave. Las Vegas
	" 17	Aaron & Sarah R. Zaid	5301 Easy Place - Las Vegas
	" 18	Jay & Eve M. Casada	278 Tungsten St. - Henderson, Nev.
	" 19	Joseph K. & Faye R. Lane	5309 Easy Place - Las Vegas
	" 20	Murray & Mildred Craden	5308 Easy Place - Las Vegas
	" 21	Ronald L. & Mary Ann Donoho	5304 Easy Place - Las Vegas
	" 22	Walter H. & Adelheid Taschek	5300 Easy Place - Las Vegas
	" 23	Inez Zantello	5301 Easy Circle - Las Vegas
	" 24	Wilfred & Marie Newman	5305 Easy Circle - Las Vegas
	" 25	Wm. E. & Helen W. Clark	5309 Easy Circle - Las Vegas
	" 26	Lawrence & Maxine A. Rovere	5308 Easy Circle - Las Vegas
	" 27	Paul & June G. Carres	5304 Easy Circle - Las Vegas
	" 28	George S. & Gladys L. Norris	5300 Easy Circle - Las Vegas
Block 11	Lot 1	Richard E. & Lucile E. Nyberg	5516 Flower Circle - Las Vegas
	" 2	James L. & Bessie Starkes	5421 Alta Drive - Las Vegas
	" 3	Robert P. & Myrtice L. Carroll	5417 Alta Drive - Las Vegas
	" 4	Walter L. & Carolynn R. Brower	5413 Alta Drive - Las Vegas
	" 5	Lorraine Cooper	5409 Alta Drive - Las Vegas
	" 6	Jacqueline E. Moorin	501 Falcon Lane - Las Vegas

Block 11 Lot 7	Norman K. & Helen S. Baldwin	505 Falcon Lane - Las Vegas
" 8	Martha K. Edwards	819 W. 120th St. - Los Angeles 44, Cal.
" 9	Chester L. & Gail T. Hardy	513 Falcon Lane - Las Vegas
+ " 10	Norman K. & Helen Baldwin	517 Falcon Lane - Las Vegas
" 11	Richard J. & Patricia J. Meade	601 Falcon Lane - Las Vegas
" 12	James J. & Sue L. Konys	1343 Melville Dr. - Las Vegas
" 13	Jospeh P. & Ruth Marine	5414 Flower Circle - Las Vegas
" 14	Clarence L. & Helen E. Reed	5500 Flower Circle - Las Vegas
" 15	Louis J. Ortner	500 So. Fifth St. - Las Vegas
" 16	Melvin F. & Kathryn L. DeMoss	5508 Flower Circle - Las Vegas
Block 12 Lot 1	Donald H. & Betty K. Sherlock	500 Upland Blvd. - Las Vegas
" 2	Larry E. & Geraldine A. Little	504 Upland Blvd. - Las Vegas
" 3	Vincent & Mary T. Stabile	508 Upland Blvd. - Las Vegas
" 4	Marcelino G. & Barbara E. Ozuna	5530 Gipsy Ave. - Las Vegas
" 5	Helen M. & Kenneth R. Kilmer	5524 Gipsy Ave. - Las Vegas
" 6	Land O'Sun Land Co. & Goebel Construction Co.	1819 Industrial Road - Las Vegas
" 7	Stanley & Marguerite Sawina	5516 Gipsy Ave. - Las Vegas
" 8	Calvin E. & Bette L. Madden	5512 Gipsy Ave. - Las Vegas
" 9	Keith B. & Patricia F. Trotter	5508 Gipsy Ave. - Las Vegas
" 10	Charles H. & Elise F. Griffen	5504 Gipsy Ave. - Las Vegas
" 11	Franklin E. & R. Iola Wehrheim	5500 Gipsy Ave. - Las Vegas
" 12	Adrienne L. Forman	5416 Gipsy Ave. - Las Vegas
" 13	Orland L. & Dorothy D. Dotson	5412 Gipsy Ave. - Las Vegas
" 14	Ralph D. & Erma J. Carle	5408 Gipsy Ave. - Las Vegas
" 15	Carl E. & Ruth H. Dickerson	5405 Gipsy Ave. - Las Vegas
" 16	Donald S. & Angelina Gilday	617 Falcon Lane - Las Vegas
" 17	Charles G. & Alva I. Shelton	613 Falcon Lane - Las Vegas
" 18	Alan & Norma Jarlson	609 Falcon Lane - Las Vegas
" 19	Valerie S. Walton	5401 Flower Circle - Las Vegas

CHAS. HTS. #3

Block 12 Lot 20	Wm. R. & Colette A. Shaw, M.D.	1201 Barnard Drive - Las Vegas
" 21	Howard E. Heckethorn	5409 Flower Circle - Las Vegas
" 22	Sam & Ann L. Trachberg	5413 Flower Circle - Las Vegas
" 23	Jack E. & LaVerne B. Randell	5501 Flower Circle - Las Vegas
" 24	Robert E. & JoAnna Konys	5505 Flower Circle - Las Vegas
" 25	Charles R. & Betty H. Brotherson	5509 Flower Circle - Las Vegas
" 26	Jack C. & Dorothy J. Thuet	5513 Flower Circle - Las Vegas
" 27	Alta J. Hoover	5517 Flower Circle - Las Vegas
" 28	Donald G. & Mildred H. Schroeder	5521 Flower Circle - Las Vegas
" 29	Raymone & Oleta A. Breer	5509 Alta Drive - Las Vegas
" 30	Calvin R. & Mary J. Lee	5513 Alta Drive - Las Vegas
Block 13 Lot 2	Robert L. & Mary R. Crum	5529 Gipsy Ave. - Las Vegas
" 3	Henry D. Zigmema	626 So. 5th St. - Las Vegas
" 4	Paul & Edna G. Perry	5521 Gipsy Ave. - Las Vegas
" 5	Ruth Mae Kellogg	4318 Baxter Place - Las Vegas
" 6	Zelvin D. & Mary B. Lowman	5513 Gipsy Ave. - Las Vegas
" 7	Charles E. & Lorraine O. West	5509 Gipsy Ave. - Las Vegas
" 8	Wilbert & Charlotte F. Schwartz	5505 Gipsy Ave. - Las Vegas
" 9	Vincent A. & Florence J. Acampora	5501 Gipsy Ave. - Las Vegas
" 10	Edwin C. & Geraldine M. Strickler	5417 Gipsy Ave. - Las Vegas
" 11	Arno & Fern A. Marsh	5413 Gipsy Ave. - Las Vegas
" 12	Alex B. & Betty Fox	5409 Gipsy Ave. - Las Vegas
" 13	Solomon Feldman	5405 Gipsy Ave. - Las Vegas
" 14	Marion H. & Virginia A. Crum	5401 Gipsy Ave. - Las Vegas
" 15	Robert A. & Purlema Bolmgren	1128 Hillside Place - Las Vegas
" 16	Ragnvald S. & Else B. Loken	5329 Gipsy Ave. - Las Vegas
" 37	Richard E. & Joan Porter	5424 Heron Ave. - Las Vegas
" 38	Mary J. Stalder	5500 Heron Ave. - Las Vegas
" 39	Robert & Jessie M. Emmett	5504 Heron Ave. - Las Vegas
" 40	Ewalt P. & Virginia M. Anderson, Jr.	5508 Heron Ave. - Las Vegas
" 41	Lois Lollar	5512 Heron Ave. - Las Vegas

CHAS. HTS. #3

Block 13 Lot 42	Irene & Joseph Pace & Kenneth F. & Alice E. Johann	500 Las Vegas Blvd., So. - Las Vegas
" 43	Cornelius G. & Rea D. Van Katwyk	5521 Heron Ave. - Las Vegas
" 44	Charles F. & Georgette R. Graff	5600 Heron Ave. - Las Vegas
" 45	Julia E. Barkhuff	5604 Heron Ave. - Las Vegas
" 46	George T. & Lorraine K. Vlaovich	5608 Heron Ave. - Las Vegas
" 47	Maurice H. & Nance H. Tupper	5612 Heron Ave. - Las Vegas
Block 14 Lot 5	Pearl C. Pardini	5605 Heron Ave. - Las Vegas
" 6	Robert A. & Jessie W. Stanis	5601 Heron Ave. - Las Vegas
+ " 7	Cornelius G. & Rea D. Van Katwyk	Same as above
" 8	Arthur E. & Florence M. Turk	5517 Heron Ave. - Las Vegas
" 9	James E. & Florine Lawlor	5513 Heron Ave. - Las Vegas
" 10	Royse E. & Barbara A. Warren	5509 Heron Ave. - Las Vegas

CHARLESTON HEIGHTS #7

Block 2 Lot 20	Ralph R. & Louise Stockton	5200 Alta Drive - Las Vegas
" 21	James A. & Marilyn Gloyer	5204 Alta Drive - Las Vegas
" 22	Donald H. & Edna D. Weiss	5208 Alta Drive - Las Vegas
" 23	Lamar B. & Norma E. Poulton	5212 Alta Drive - Las Vegas
" 24	Robert E. & Carolyn Barrett	5216 Alta Drive - Las Vegas
" 25	Charles S. & Sally C. Strayer	5100 Alta Drive - Las Vegas
" 26	Charleston Heights, Inc.	10648 Magnolia Blvd. No. Hollywood, Cal
" 27	Charleston Heights, Inc.	Same as above
" 28	Charleston Heights, Inc.	Same as above
" 29	Charleston Heights, Inc.	Same as above
" 30	Charleston Heights, Inc.	Same as above

Unsubdivided Land

3-02-19	Charleston Heights, Water Co.	c/o W. Becker 10648 Magnolia Ave., No. Hollywood, Cal.
3-02-20	Ernest A. Becker	Same as above
+ 3-02-21	Charleston Heights Baptist Church c/o Rev. Wayne White	517 Digger St. - Las Vegas
3-02-22	Gladys C. Harris	425 E. Ocean Blvd., Long Beach, Cal.
3-02-27	Las Vegas Union School Dist.	Box 551 - Las Vegas
3-02-16	Mettie Jones	425 E. Ocean Blvd., Long Beach, Cal.

CHARLESTON HEIGHTS #7

Block 3	Lot 31	} Charleston Heights, Inc.	As before
"	32		
"	33		
"	34		
Block 4	" 35	Robert F. Zimmerman	310 Foremaster , Las Vegas
	" 36	James D. & Bernadette Denton	4600 Dover Pl., Las Vegas
	" 37	Carl W. & Clara Hauser	5205 Alta Dr., Las Vegas
	" 38	Don L. & Mary Ann Woolbright	5201 Alta Dr., Las Vegas