

Planning & Development Department  
Scanning Cover Sheet

Case No U-12-62

APN

Location EAST SIDE OF DECATUR BLVD BTWN  
DEL REY AVE & CHARLESTON BLVD

Applicant WEST HILLS INC

Subject

USE PERMIT TO CONSTRUCT AN AUTOMOTIVE SERVICE  
CENTER (SERVICE STATION) IN CONJUNCTION WITH  
A SHOPPING CENTER IN A C-1 ZONE



May  
Eleventh  
1962

West Hills, Inc.  
% Mr. Carl Christensen  
319 South Third Street  
Las Vegas, Nevada

Re: Use Permit (U-12-62)

Gentlemen:

At a regular meeting of the Board of City Commissioners held May 9, 1962, consideration was given your application to construct an automotive service center (service station) in conjunction with a shopping center on property generally located on the east side of Decatur Blvd., between Del Rey Avenue and Charleston Blvd., in Land Use Zone C-1.

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

- 1) Conformance to the plot plan.
- 2) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Department of Public Works.
- 3) Dedication of rights-of-way on Decatur Blvd., and Charleston Blvd.
- 4) Fire Department's request for the submission of plans showing the placement and location of storage and gasoline tanks.
- 5) The words "automotive center" not be defined as including any use or uses not permitted in a C-1 zone.
- 6) The permits for this station will be filed with the over-all development of this area.

West Hills, Inc.

May 11, 1962

Page 2

- 7) If a traffic problem arises after the use of the land has been determined, the Planning Dept., shall make a thorough study of this area and an "island cut" plan should be adopted.

Very truly yours,

(Mrs.) Sigrid Dodgson  
Assistant City Clerk

SD/k

cc: Planning Dept.

Franklin Bills: The present building needs some shoring up which will be required as part of the building permit to make the addition.

Mayor Gragson: Is there anyone present who would like to be heard on this matter?

Commissioner Fountain moved that the USE PERMIT (U-11-62) - APPLICATION OF NEW JERUSALEM BAPTIST CHURCH to construct an addition to an existing building be APPROVED subject to the following conditions:

- (1) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
- (2) The removal of two buildings as required by the Code Assistance Division.
- (3) Conformance to the amended plot plan showing off-street parking as required by the Ordinance.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Fountain, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

USE PERMIT (U-12-62)  
APPLICATION OF WEST  
HILLS, INC.

APPROVED SUBJECT TO  
CONDITIONS LISTED.

USE PERMIT (U-12-62) - APPLICATION OF WEST HILLS, INC.

To construct an automotive service center (service station) in conjunction with a shopping center on property generally located on the east side of Decatur Blvd. between Del Rey avenue and Charleston Blvd. in Land Use Zone C-1, Legally described as:

That portion of the North 959.6 feet of Government lot IV in Section 6, Township 21 South, Range 61 East, M.D.B. & M. lying East of the Easterly Right-of-Way line of Decatur Boulevard, save and except the North 40 feet and the North 190 feet of the West 150 feet of the above described parcel.

Director of Planning, Franklin Bills: Next, is an application to construct a filling station on the property of West Hills, Inc. approximately as shown by the black line along Decatur Blvd. There is a filling station already existing on the property at the corner of Charleston and Decatur. This is presently zoned C-1 and proposed for development of a shopping center. I recall no protests and believe the records show no protests. The Board of Zoning Adjustment recommends approval subject to the following conditions.

- (1) Conformance to the plot plan.
- (2) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by Public Works Department.
- (3) Dedication of rights-of-way on Decatur Blvd. and Charleston Blvd.

- (4) Fire Department's request for the submission of plans showing the placement and location of storage and gasoline tanks.
- (5) The words "automotive center" not be defined as including any use or uses not permitted in a C-1 zone.
- (6) The permits for this station will be filed with the overall development of this area.
- (7) If a traffic problem arises after the use of the land has been determined, the Planning Department shall make a thorough study of this area and an "island cut" should be adopted.

Commissioner Fountain: Is the applicant familiar with these conditions? Does he agree on these conditions?

Attorney for Applicant: Yes, Commissioner, the Applicant is here and is agreeable on these conditions.

Commissioner Fountain moved that the USE PERMIT (U-12-62) - APPLICATION OF WEST HILLS, INC. To construct an automotive service center (service station) in conjunction with a shopping center on property generally located on the east side of Decatur Blvd. between Del Rey Avenue and Charleston Blvd. in Land Use Zone C-1, be APPROVED subject to the following conditions.

- (1) Conformance to the plot plan.
- (2) Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by Public Works Department.
- (3) Dedication of rights-of-way on Decatur Blvd. and Charleston Blvd.
- (4) Fire Department's request for the submission of plans showing the placement and location of storage and gasoline tanks.
- (5) The words "automotive center" not be defined as including any use or uses not permitted in a C-1 zone.
- (6) The permits for this station will be filed with the overall development of this area.
- (7) If a traffic problem arises after the use of the land has been determined, the Planning Department shall make a thorough study of this area and an "island cut" plan should be adopted.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Fountain, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

TENTATIVE MAP OF  
CHARLESTON HEIGHTS  
NO. 34

APPROVED SUBJECT  
TO CONDITIONS  
LISTED.

Page 8  
Minutes  
5-9-62

TENTATIVE MAP OF CHARLESTON HEIGHTS NO. 34 submitted by Mayflower Construction Company for property generally located east of Lindell Avenue between Charleston Blvd. and Oakey, comprising approximately 30 acres, Legally described as:

That Portion of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East.

April 30, 1962

Mr. Carl Christensen  
West Hills, Inc.  
319 South Third Street  
Las Vegas, Nevada

Dear Mr. Christensen:

At the regular meeting of the Board of Zoning Adjustment held on April 26, 1962, consideration was given to your request for a Use Permit to construct an automotive service center (service station) in conjunction with a stopping center on property generally located on the east side of Decatur Boulevard between Del Rey Avenue and Charleston Boulevard in Land Use Zone C-1.

It was voted by the Board of Zoning Adjustment to refer this item to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Conformance to the plot plan.
2. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
3. Dedication of the rights of way on Decatur Boulevard and Charleston Boulevard.
4. Fire Department's request for the submission of plans showing the placement of storage and location of gasoline tanks.
5. The words "automotive center" not be defined as including any use or uses not permitted in an C-1 zone.
6. The permits for this station will be filed with the overall development of this area.
7. If a traffic problem arises after the use of the land has been determined the Planning Department shall make a thorough study of this area and an "island cut" plan should be adapted.

This item will be heard by the Board of City Commissioners on May 9, 1962, at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS  
Director of Planning

FJB:bah

TO: City Clerk  
FROM: Planning Department

DATE: April 27, 1968

ITEM FOR CITY COMMISSION AGENDA ON May 9, 1968

USE PERMIT -- U- 12-02

Application of West Hills, Inc., c/o Carl Christensen, 310 South Third Street.  
(Name and Address)

to construct an automotive service center (service station) in conjunction with a shopping center

in Land Use Zone C-1.

Property legally described as:

see attached sheet.

Generally located:

on the east side of Decatur Boulevard between Del Roy Avenue and Charleston Boulevard.

Board of Zoning Adjustment recommends approval on the basis of \_\_\_\_\_

- subject to the following conditions:
1. Conformance to the plot plan.
  2. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
  3. Dedication of the rights of way on Decatur Blvd. and Charleston Blvd.
  4. Fire Department's request for the submission of plans showing the placement and location of storage and gasoline tanks.
  5. The words "automotive center" not be defined as including any use or uses not permitted in an C-1 zone.
  6. The permits for this station will be filed with the overall development of this area.
  7. If a traffic problem arises after the use of the land has been determined, the Planning Department shall make a thorough study of this area and an "island cut" plan should be adapted.

Number of protests: 0  
cc: City Attorney  
Public Works  
Agenda file  
Applicant's file

PLANNING DEPARTMENT

BY: \_\_\_\_\_  
Don J. Saylor

## INTER-OFFICE MEMORANDUM

26 April 1962

TO

Planning Dept.

FROM:

V. B. Uehling

SUBJECT:

Use Permit U-12-62, West Hills, Inc.

COPIES TO:

Your memorandum of April 13 requested comments from the Engineering Dept. on the application for a Use Permit U-12-62, West Hills, Inc. to construct an automotive center in conjunction with a shopping center in the general vicinity of Decatur Blvd. and W. Charleston Blvd.

Attached are the original and four copies of an Improvement Agreement covering the installation of offsite work on the entire shopping center omitting only the existing section which has been improved at the immediate southeast corner of Decatur and Charleston. It will be required of the property owner to dedicate the Decatur Blvd. frontage as well as the south side of Charleston Blvd. adjacent to the shopping center.

A bond in the amount of \$38,300 is required to be posted to insure installation of improvements.



V. B. Uehling  
Deputy Director of Public Works

VBU:pf



Mr. Gilday seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>
White, Gilday Hoggard, Singleton	None

Thereupon the Chairman declared the motion carried.

2. U-12-62  
Approved

Application of WEST HILLS, INC. for a Use Permit to construct an automotive service center (service station) in conjunction with a shopping center on property legally described as

that portion of the north 959.6 feet of Government Lot IV in Section 6, Township 21 South, Range 61 East, M. D. B. & M lying east of the easterly right of way line of Decatur Boulevard, save and except the north 40 feet and the north 190 feet of the west 150 feet of the above described parcel, and

generally located on the east side of Decatur Boulevard between Del Rey Avenue and Charleston Boulevard in Land Use Zone C-1.

Mr. Saylor gave the staff report and indicated the area on the map. He stated that the Ordinance requires that a service station may be permitted in a C-1 zone by means of a Use Permit. He stated that this service station will be part of the proposed Vegas Village Shopping Center and that the station will be located at the southwest corner of this area. Mr. Saylor stated that the traffic flow on Decatur will be increasing as this street is a main north/south arterial with a proposed 120 foot cross-section. There will be ingress and egress on Decatur Boulevard and Charleston Boulevard for the shopping center. No protests were on record. The staff recommends approval subject to the following conditions:

1. Conformance to the plot plan.
2. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
3. Dedication of the rights of way on Decatur Boulevard and Charleston Boulevard.
4. Fire Department's requirement of plans to be submitted showing the placement of the storage tanks and location of same.
5. That the words "automotive center" not be defined as including any use or uses not permitted in a C-1 zone.

Discussion was held in relation to traffic involved since this station will be located on a curve on Decatur Boulevard.

The Chairman declared the Public Hearing open. Mr. Carl Christensen, 319 South Third Street, appeared in behalf of the applicant. Mr. George Tate, Architect, 612 North Main Street, also appeared in behalf of the applicant. No one appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Gilday moved that the application of WEST HILLS, INC. for a Use Permit to construct an automotive service center (service station) in conjunction with a shopping center on property generally located on the

east side of Decatur Boulevard between Del Rey Avenue and Charleston Boulevard in Land Use Zone C-1 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.
2. Signing of an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Public Works Department.
3. Dedication of the rights of way on Decatur Boulevard and Charleston Boulevard.
4. Fire Department's request for the submission of plans showing the placement and location of gasoline storage tanks.
5. The words "automotive center" not be defined as including any use or uses not permitted in a C-1 zone.
6. The permits for this station will be filed with the overall development of this area.
7. If a traffic problem arises after the use of the land has been determined the Planning Department shall make a thorough study of this area and an "island cut" plan should be adapted.

Mr. Hoggard seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>
White, Gilday	None
Hoggard, Singleton	

Thereupon the Chairman declared the motion carried.

3. V-8-62

Approved

Application of WHISENANT CONSTRUCTION COMPANY for a Variance to intrude within a required side yard on property legally described as Lot 107, Block 5, Greater Las Vegas Addition No. 3 Unit No. 3,

and generally located on the south side of Demetrius Avenue between 18th Street and 21st Street, in Land Use Zone R-1.

Mr. Saylor gave the staff report and stated that the placement of the house on this lot will come within four feet of the side lot line. The staff has studied this application and cannot see where an adjustment can be made except by putting a smaller house on the lot. He further stated that there would be 16 feet to the adjoining house. The applicant states that he cannot make adjustment to the property lines as he does not own the neighboring property. Also, he does not wish to construct a smaller house as it would decrease the property values in the area. The staff recommends approval subject to the following conditions:

1. Conformance to the plot plan.

There were no protests on record. The Chairman declared the Public Hearing open. Jack Eiden, 2601 San Francisco Avenue, appeared in behalf of the applicant. No one appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Gilday moved that the application of WHISENANT CONSTRUCTION COMPANY for a Variance to intrude within a required side yard on

GRANT SAWYER  
GOVERNOR



PAUL A. HAMMEL  
INSURANCE COMMISSIONER  
GRanite 2-7429

STATE OF NEVADA  
INSURANCE DEPARTMENT

CARSON CITY

April 18, 1962

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

*Foley*  
*2003*

Dear Sir:

Your notice of the request of West Hills, Inc. for permission to construct an Automotive Service Center on the east side of Decatur Boulevard between Del Rey Avenue and Charleston Boulevard is acknowledged. We have no objection to the request being granted.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul A. Hammel".

PAUL A. HAMMEL  
Insurance Commissioner

PAH/vm  
cc: Mr. Tom Foley  
Attorney at Law





NOTICE OF PUBLIC HEARING

April 26, 1962

April 16, 1962

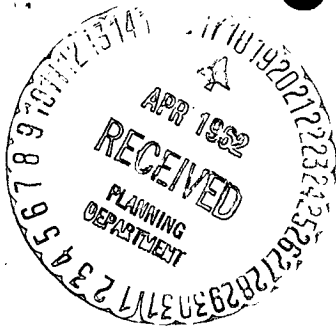
Notice is hereby given that on April 26, 1962, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

WEST HILLS, INC. FOR A USE PERMIT TO CONSTRUCT AN AUTOMOTIVE SERVICE CENTER (SERVICE STATION) IN CONJUNCTION WITH A SHOPPING CENTER ON PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE NORTH 959.6 FEET OF GOVERNMENT LOT IV IN SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M. LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF DECATUR BOULEVARD, SAVE AND EXCEPT THE NORTH 40 FEET AND THE NORTH 190 FEET OF THE WEST 150 FEET OF THE ABOVE DESCRIBED PARCEL. GENERALLY LOCATED ON THE EAST SIDE OF DECATUR BOULEVARD BETWEEN DEL REY AVENUE AND CHARLESTON BOULEVARD IN LAND USE ZONE C-1.

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



PLANNING DEPARTMENT  
INTER-OFFICE COMMUNICATION

DATE: April 13, 1962

TO: Building, Engineering, and Fire Departments

FROM: Assistant Director of Planning

SUBJECT: File No. U-12-62 Board of Zoning Adjustment Meeting April 26, 1962

Application has been submitted by: WEST HILLS, INC.

for a Use Permit/~~Variance~~/to: Construct an automotive service center (Service station) in conjunction with a shopping center.

The property is located at: on the east side of Decatur Boulevard between Del Rey Avenue and Charleston Boulevard.

in Land Use Zone: C-1

Legally described as: That portion of the north 959.6 feet of Government Lot IV in Section 6, Township 21 South, Range 61 East, M.D.B.&M. lying east of the easterly right of way line of Decatur Boulevard, save and except the north 40 feet and the north 190 feet of the west 150 feet of the above described parcel.

Your remarks regarding this application prior to Immediately will be greatly appreciated.

  
DON J. SAYLOR  
Deputy Director of Planning

DJS:ssm

Plot plan submitted: yes

*no*

*No comment*  
*H. T. Elder*  
*Bldg. Dept.*

4/24  
mail 4/16

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, WEST HILLS, INC., the owner,

respectfully petitions for a special Use Permit to: Construct an automotive service center (service station) in conjunction with a shopping center

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

The property is situated at Decatur Blvd. between Charleston Blvd. and Del Rey Ave. in Land Use Zone C-1

Said property is legally described as follows: See description attached hereto

Said property was acquired by the applicant on August 18 1961 State the use of property permitted under the deed restrictions: None

Expiration date of deed restrictions: No Deed Restrictions

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.

WEST HILLS, INC.

By Carl Christman Secretary  
Signature of Owner  
319 South Third St.  
Mailing Address

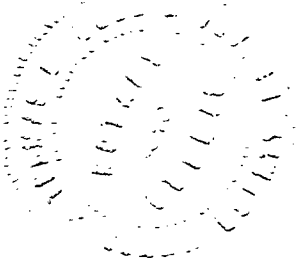
DU 4-0161  
Telephone Number

Subscribed and sworn to before me this 12th day of April, 1962

Thomas H. Lee  
Notary Public

The prescribed filing fee of \$50.00 received by NB  
Receipt No. 46015  
Date 4/12/62

U-12-62





JACK K. LEAVITT

REGISTERED PROFESSIONAL ENGINEER • LAND SURVEYOR

SUITE <sup>12 212</sup> 102 • 329 LAS VEGAS BOULEVARD SOUTH

LAS VEGAS, NEVADA



STATE WATER RIGHT SURVEYOR

Evergreen 5-3646

LEGAL DESCRIPTION

That portion of Government Lot IV in Section 6, Township 21 South, Range 61 East, M. D. B. & M. described as follows:

Commencing at the Southwest corner of Section 31, Township 20 South, Range 61 East, M. D. B. & M.; thence South  $89^{\circ} 34' 09''$  East a distance of 40.00 feet to a point; thence South  $0^{\circ} 15' 05''$  West a distance of 180.13 feet to a point; thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 960.00 feet and subtending a central angle of  $0^{\circ} 42' 32''$  an arc length of 11.88 feet to the true point of beginning; thence continuing along the last mentioned curve subtending a central angle of  $37^{\circ} 31' 48''$  an arc length of 628.82 feet to a point; thence South  $38^{\circ} 29' 25''$  West a distance of 236.81 feet to a point; thence South  $89^{\circ} 34' 09''$  East a distance of 788.72 feet to a point on the East line of said Lot IV; thence North  $1^{\circ} 28' 02''$  East along the last mentioned East line a distance of 919.58 feet to a point; thence North  $89^{\circ} 34' 09''$  West parallel to and 50.00 feet South of the North line of said Section 6 a distance of 305.66 feet to a point; thence South  $0^{\circ} 15' 05''$  West a distance of 150.00 feet to a point; thence North  $89^{\circ} 34' 09''$  West a distance of 149.60 feet to the true point of beginning.

U-12-62 CORRECTED PROPERTY OWNER LIST

Unsubdivided Land

3-11-16	Harry H. Austin, Thomas H. Work	Subway Terminal Bldg. Rm 808 417 South Hill, Los Angeles 13, California
3-11-21	✓ Lucille Melton Johnson	3532 East Coolidge Phoenix, Arizona
3-11-22	✓ William Roger Barnard	2701 Alta Drive
3-11-30	✓ Charles E. and Lucille W. Shafter	5100 W. Charleston Blvd.
3-11-31	✓ E. F. and Clara Weerts	948 Cypress Way San Diego 3, California
3-11-33	✓ Leo & Louise Camera George & Florence Simone Ronald Simone	4900 West Fremont St.
3-46-1	✓ Bedford Construction Co.	10648 Magnolia Blvd. North Hollywood, Cal.

Westchester Tract #1

Block 1

Lot 1	✓ Anthony M. and Mary E. Frabbiele	5232 Lytton Avenue
2	✓ Edward F. and Nancy P. King	5228 Lytton Avenue
4	✓ William M. and Shirley J. Blue	5220 Lytton Avenue
6	✓ John W. and Mildred Herron	5212 Lytton Avenue
7	✓ Richard J. and Pamela Tetreault	5208 Lytton Avenue

Block 2

Lot 4	✓ William F. Tregaskis	5205 Lytton Avenue
5	✓ Joseph J. Smith	5201 Lytton Avenue
6	✓ Pyron, Russel C. and Jewell A.	5133 Lytton Avenue
11	✓ Stewart A. and Hazel Anderson	5116 Holmby Avenue
12	✓ James D. and Margie Fae Poage	5120 Holmby Avenue
15	✓ Louis D. and Luella M. Griswold	5132 Holmby Avenue
17	✓ Jack W. and Merle D. Larsen	5204 Holmby Avenue

Block 3

Lot 16	✓ Paul F. and Marie C. Stinson	5117 Holmby Avenue
17	✓ Claude and Gladys E. Stobaugh	5112 Longridge Avenue
19	✓ Erwin, Glenn H. and Mary R.	5120 Longridge Avenue

Block 4

Lot 6	✓ Wilhelm J. and Giseia Simons	1212 Montclair Street
48	✓ Donald S. and Esther M. Adams	1209 Squires Street
49	✓ Stanley E. and Dolores M. Ripinski	1205 Squires Street

Hyde Park #3

Block 17

Lot 353	✓ Lauritson, Harry W. & Marguerite	4618 W. Charleston
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Block 17  
Lot 356

✓ Byron E. and Thelma J. Pixley

4704 West Charleston

364

✓ Lee E. and Marion G. Roeder

4625 Alpine Place

Block 18  
Lot 384

✓ Paul T. and Aurora Olson

4606 Alpine Place

Lot 400

✓ Mary L. Magnavita

322 North 16th Street

Block 19  
Lot 425

✓ Henry and Lois Dabrowski

4624 Baxter Place

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Paul A. Hammel  
owner of  
parcel 3-11-34

File No. 4-12-62