

**Planning & Development Department
Scanning Cover Sheet**

Case No U-3-63

APN

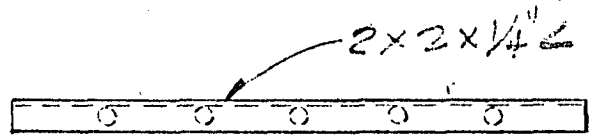
Location EAST SIDE OF DECATUR BLVD BTWN
CORAN LN & EUGENE (PROPOSED)

Applicant FIRST WESTERN SAVINGS & LOAN ASSOC

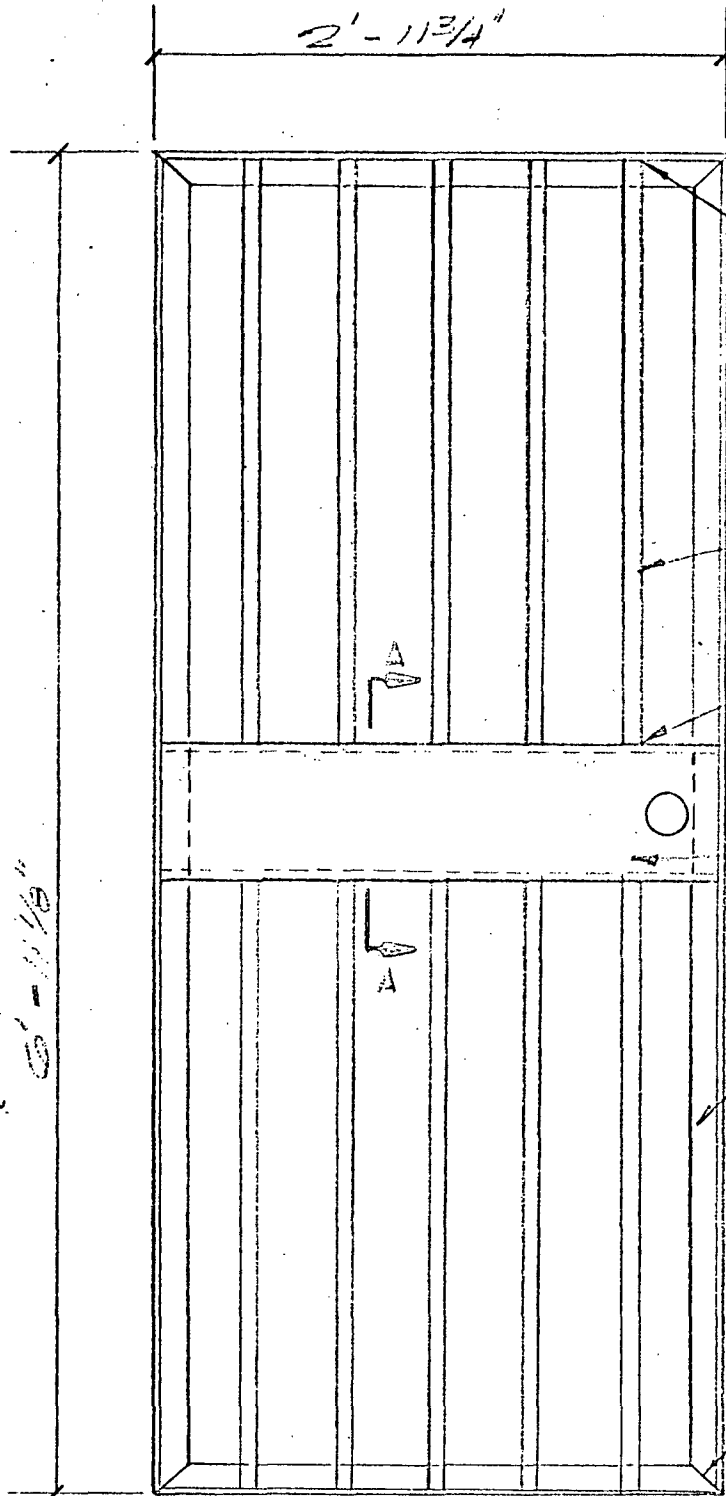
Subject

USE PERMIT TO CONSTRUCT TWO DOMESTIC
MUNICIPAL WATER WELLS, STORAGE TANK, &
APPURTENANCES IN CONJUNCTION WITH THE
LAS VEGAS VALLEY WATER DISTRICT IN AN
R-1 ZONE





PLAN VIEW



ELEVATION

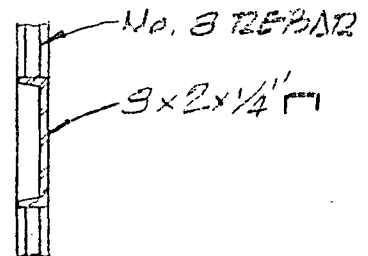
1/4" V (TYP.)

NO. 8 REBAR 6" O.C. (TYP.)

1/4" V (TYP.)

3x2x1/4" M

2x2x1/4" L (TYP.)



SECTION A-A

1/4" V (TYP.)

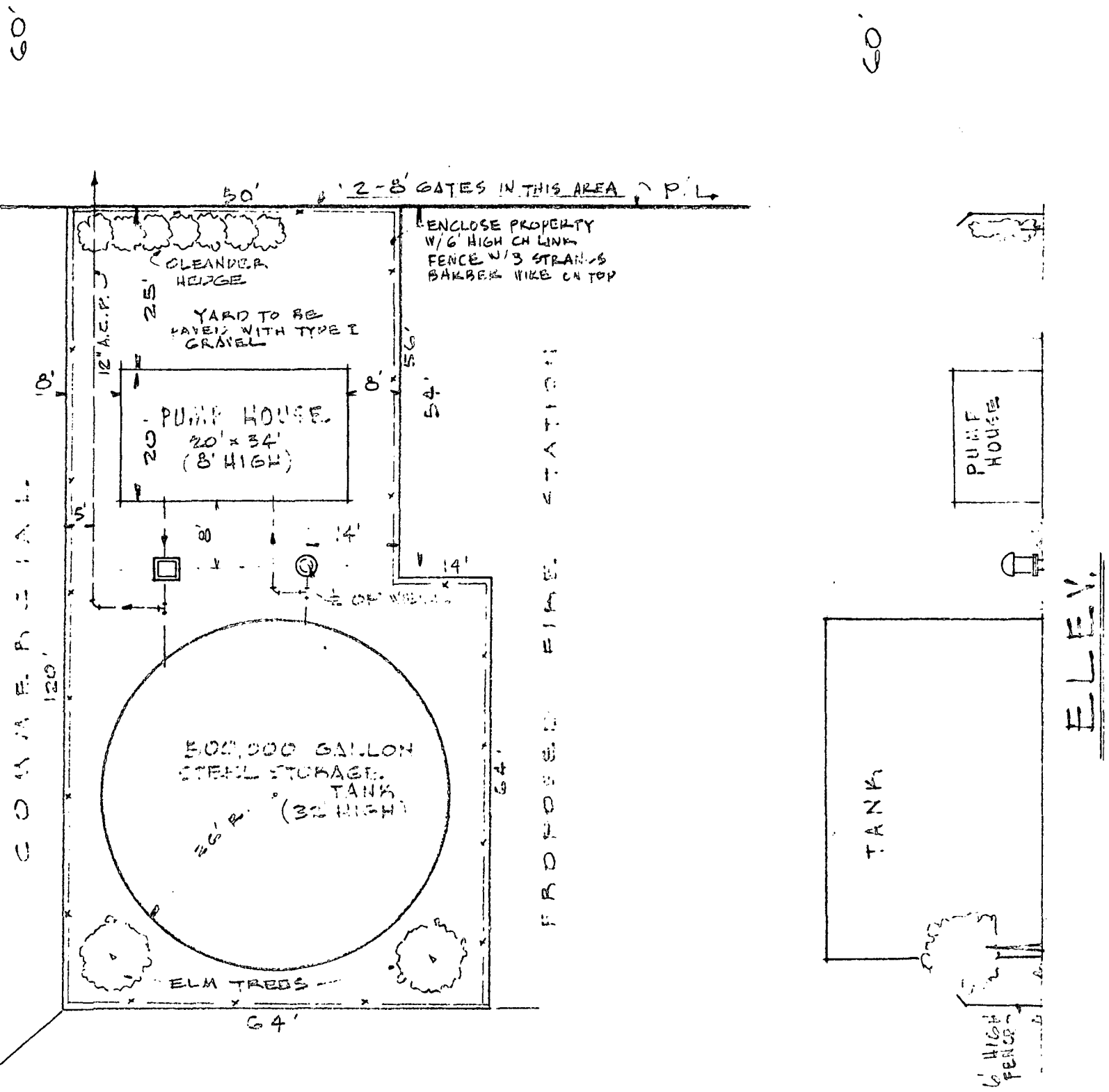
SCALE 1" = 1'-0"

Approved by Planning Dept.
 reviewed by Mr. Pyles
 on 1-5-72
 4-3-63

U-3-63

DECATUR

BLVD.



LOT 81
COLLEGE HTS. NO. 3
PLAN
SCALE 1" = 20'

MOORE, KEMPA & GALLOWAY, INC.
CIVIL ENGINEERS & SURVEYORS
P. O. Box 539
Las Vegas, Nevada

3

LV 1850

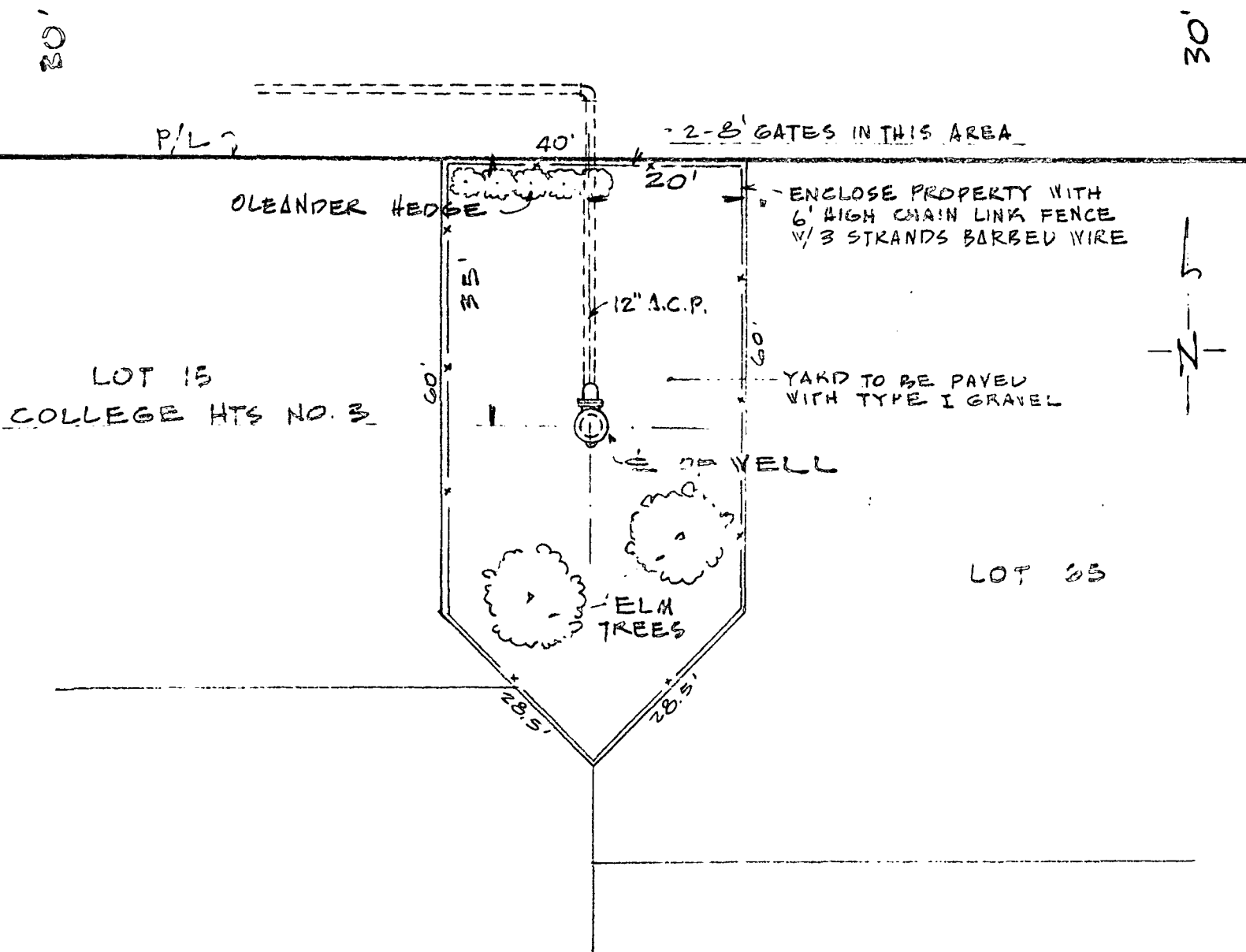
1-31-63

JS

2-3-63

EUGENE

AVENUE

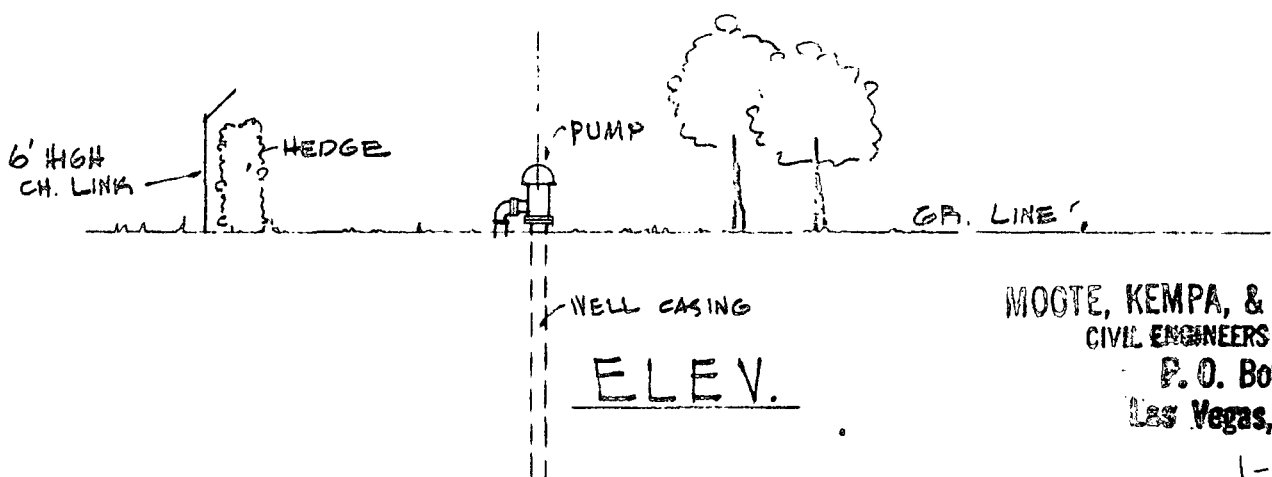


LOT 15
COLLEGE HTS NO. 3

LOT 25

PLAN

SCALE 1" = 20'



ELEV.

MOOTE, KEMPA, & GALLOWAY, INC.
CIVIL ENGINEERS & SURVEYORS
P. O. Box 539
Las Vegas, Nevada

1-31-63

JS

LV 1850

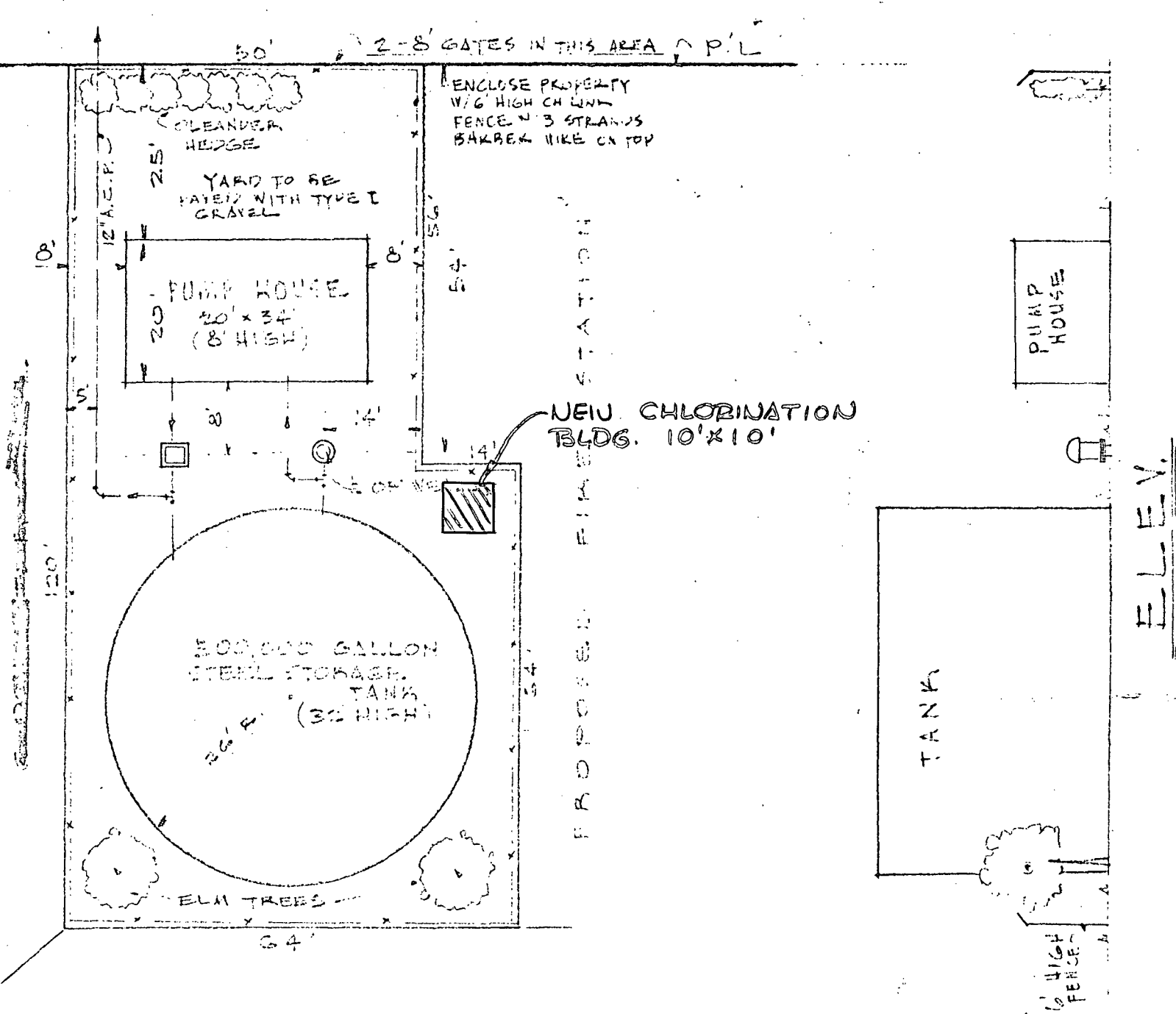
26-3-63

DECATUR

BLVD.

60'

60'



LOT 81
COLLEGE HTS. NO. 3

PLAN
SCALE 1" = 20'

MOOTE, KEMPA, & GALLOWAY, INC.
CIVIL ENGINEERS & SURVEYORS
P. O. Box 539
Las Vegas, Nevada

1-31-63

JS

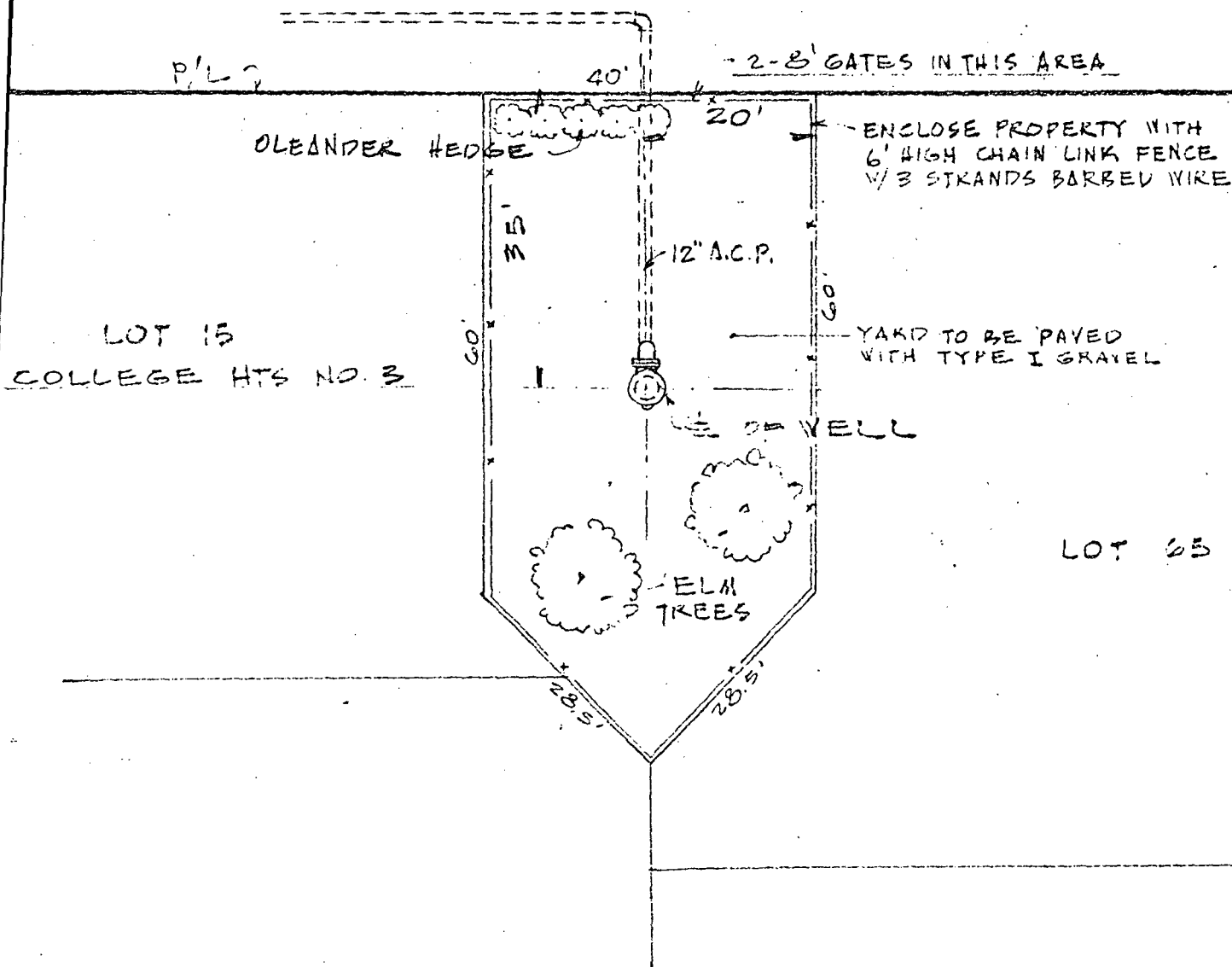
Robt. Kempa
4.3-63

3

21-3-63

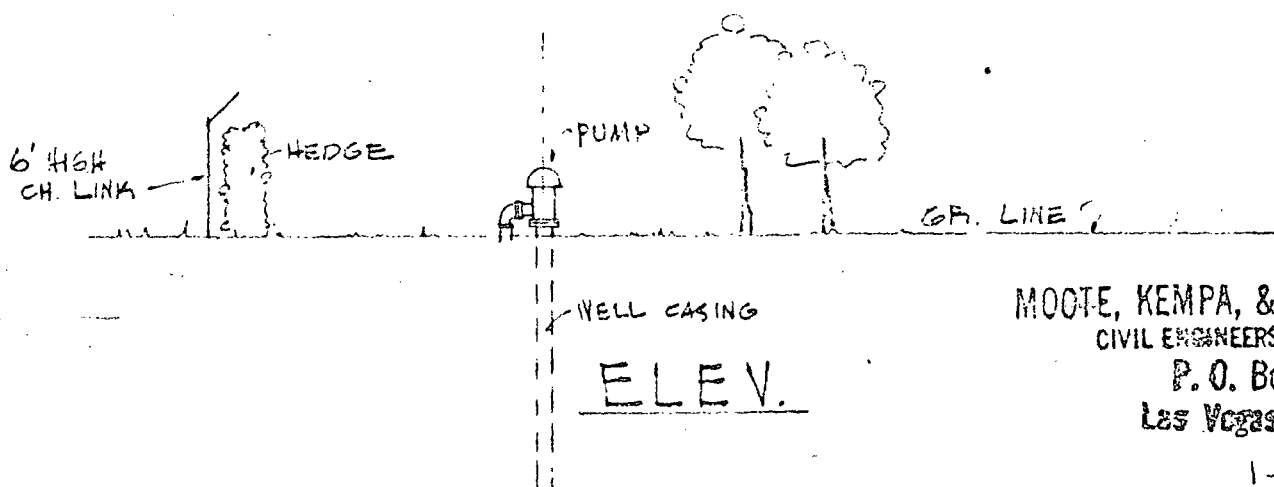
EUGENE

AVENUE



PLAN

SCALE 1" = 20'



MOOTE, KEMPA, & GALLOWAY, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. Box 539
Las Vegas, Nevada

1-31-63

JS

LV 1850

Robt R. Moot
6-3-63

3

MAYOR ORAN K. GRAGSON

COMMISSIONERS

HANK THORNLEY
ALEXANDER COBLENTZ, M.D.
GEORGE E. FRANKLIN, JR.
HAL F. MORELLI

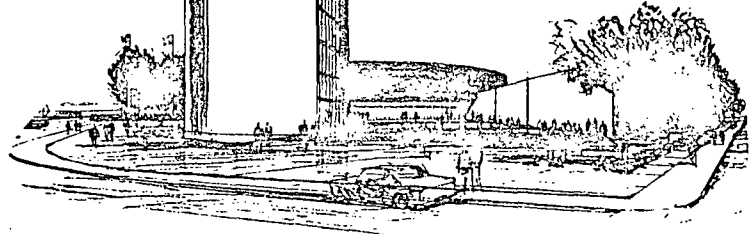
CITY ATTORNEY

EARL P. GRIPENTROG

CITY MANAGER

A. R. TRELEASE

CITY OF LAS VEGAS



Planning Department
August 27, 1971

Mr. T. F. Donnelly
General Manager
Las Vegas Valley Water District
3700 West Charleston Blvd.
Las Vegas, Nevada 89102

Re: Files U-15-62, U-3-63, U-23-63, U-28-65
Plot Plan Reviews - Approved

Dear Mr. Donnelly:

At a regular meeting of the Board of Zoning Adjustment held August 26, 1971, consideration was given to your request for plot plan reviews of the above listed Use Permits to allow the construction of chlorination stations at these locations.

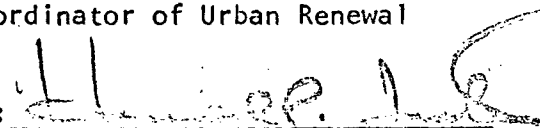
It was voted by the Board of Zoning Adjustment to approve the construction of these chlorination stations subject to the following conditions for each location:

1. Conformance to the Plot Plan as submitted.
2. Conformance to the requirements of the Fire, Public Works, and Building Departments.
3. Landscaping as required by the Planning Department.
4. Additional steel grate door with lock to be installed on the entrance door.

Sincerely yours,

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

by:


HAROLD P. FOSTER
Administrative Assistant

DJS:HPF:kt

cc: City Clerk
Myron Welsh



has been checked by the Health Department and they will bring it up to code. He indicated he agreed with the recommendation of Staff and stated five parking spaces would be sufficient.

MR. PYES stated originally there had been quite a bit of opposition to this request, but wouldn't these children at the home be visited by their parents.

MR. BLEWETT stated usually the children are not visited by their parents, so parking would not be a problem.

CHAIRMAN HOGGARD asked if anyone else wished to be heard, there being no one, he asked the Board for a Motion.

MR. HANES made a Motion for APPROVAL of the Plot Plan Review of Ettie Lee Homes for a reduction in the parking space requirements on property located at 930 North 4th Street, subject to all previous conditions and in conformance to the amended plot plan.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried by a unanimous vote.

16. U-15-62 (PLOT PLAN REVIEW)
APPROVED

PLOT PLAN REVIEW for the construction of a chlorination station by the LAS VEGAS VALLEY WATER DISTRICT on the APPROVED application of E. A. BECKER on property generally located on the east side of Rainbow Boulevard, between Alta Drive and Charleston Boulevard in land use zone R-1.

MR. FOSTER stated these are for the same facility as the previous six Use Permits for the construction of a chlorination station at four different locations. This one is located on the east side of Rainbow Boulevard in an R-1 zone.

MR. HANES stated he would move for APPROVAL of U-15-62, subject to the following conditions:

1. Conformance to the Plot Plan.
2. Conformance to the requirements of the Fire, Public Works, and Building Departments.
3. Landscaping as required by the Planning Department.
4. Additional steel grate door with lock to be installed on the entrance door.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried by a unanimous vote.

✓ 17. U-3-63 (PLOT PLAN REVIEW)
APPROVED

PLOT PLAN REVIEW for the construction of a chlorination station by the LAS VEGAS VALLEY WATER DISTRICT on the APPROVED application of FIRST WESTERN SAVINGS AND LOAN ASSOCIATION on property generally located on the east side of Decatur Boulevard, between Coran Lane and Eugene in land use zone R-1.

MR. FOSTER stated again this is an existing facility and the Water District wishes to construct a chlorination station. Staff requested that the well site north of the reservoir and located on the southeast corner of Eugene and Decatur also be landscaped.

MR. HANES made a Motion for APPROVAL of U-3-63, subject to the following conditions:

1. Conformance to the Plot Plan.
2. Conformance to the requirements of the Fire, Public Works, and Building Departments.
3. Landscaping as required by the Planning Department.
4. Additional steel grate door with lock to be installed on the entrance door.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried by a unanimous vote.

18. U-23-63 (PLOT PLAN REVIEW)

APPROVED

PLOT PLAN REVIEW for the construction of a chlorination station by the LAS VEGAS VALLEY WATER DISTRICT on the APPROVED application of CHARLESTON HEIGHTS HOSPITAL, INC., on property located on the south side of Smoke Ranch Road, between Jones Boulevard and Michael Way in land use zone R-1.

MR. FOSTER stated the Water District wished to construct a chlorination station at this existing facility subject to the conditions imposed on the previous item.

MR. HANES made a Motion for APPROVAL of U-23-63, subject to the following conditions:

1. Conformance to the Plot Plan.
2. Conformance to the requirements of the Fire, Public Works and Building Departments.
3. Landscaping as required by the Planning Department.
4. Additional steel grate door with lock to be installed on the entrance door.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried by a unanimous vote.

19. U-28-65 (PLOT PLAN REVIEW)

APPROVED

PLOT PLAN REVIEW of the APPROVED application of the LAS VEGAS VALLEY WATER DISTRICT for the construction of a chlorination station on property located on the south side of Gowan Road between Lorenzi Boulevard and Torrey Pines Drive in land use zone R-E.

MR. FOSTER stated the Water District wished to build a chlorination station at this existing facility subject to the conditions imposed on the previous item.

**Planning Department
400 Stewart Avenue**

March 4, 1963

**First Western Savings & Loan Assn.
Attn: Franklin J. Bills, Manager
Land Development Division
1235 East Charleston Boulevard
Las Vegas, Nevada**

Dear Mr. Bills,

At the regular meeting of the Board of Zoning Adjustment held on February 28, 1963, consideration was given to your request for a Use Permit to construct two domestic municipal water wells, storage tank, and appurtenances in conjunction with the Las Vegas Valley Water District on property generally located on the east side of Decatur Boulevard between Coran Lane and Eugene (proposed) in land use zone R-1.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following:

- (1) Being in conformance with the plot plan.**
- (2) Deletion of the three strands of barbed wire on top of the chain link fence.**
- (3) That approval does not give any credence to any other commercial zoning on adjacent property.**

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.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

U-3-63

M I N U T E S
BOARD OF ZONING ADJUSTMENT
February 28, 1963

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

PRESENT: Chairman Singleton, Vice-Chairman Hurley, Mr. Hoggard, (Mr. Gilday in at 9:00 PM)

ABSENT: Mr. White

STAFF PRESENT: Planning Director Don J. Saylor, Planning Analyst Harold Foster and Recording Secretary Esther Borden.

MINUTES: The minutes of the regular meeting of January 24, 1963 were corrected as follows: Adjournment time at 9:30 PM instead of 7:30 PM.
Upon motion by Vice-Chairman Hurley and seconded by Mr. Hoggard the minutes of the regular meeting of January 24, 1963 were approved as corrected and mailed.

OLD BUSINESS:

1. U-50-62

Dismissed

Application of LANGSON CONSTRUCTION CO. for a Use Permit to construct and maintain a mobile home park on property legally described as commencing at the southwest corner of Section 18, T20S, R61E, MDB&M, thence north 01° 16' 08" east, a distance of 1637.06 feet to a point; thence south 88° 43' 52" east, a distance of 144.96 feet to a point; thence south 36° 25' 33" east, a distance of 106.37 feet to the true point of beginning; thence continuing south 36° 25' 33" east, a distance of 393.63 feet to a point; thence north 53° 34' 27" east, a distance of 135 feet to a point; thence south 36° 25' 33" east, a distance of 1414.36 feet to a point; thence south 89° 42' 57" west, a distance of 1185.77 feet to a point; thence north 01° 16' 08" east, a distance of 1345.30 feet to the true point of beginning, and generally located in the area bounded by Tonopah Hwy, Smoke Ranch Road and Decatur Boulevard, in land use zone R-T.

Mr. Saylor stated that the R-T zoning as listed in this application was not approved by the Board of City Commissioners, therefore the application is not in order and should be either dismissed or denied.

Vice-Chairman Hurley moved that the application of LANGSON CONSTRUCTION CO. for a Use Permit to construct and maintain a mobile home park on property generally located in the area bounded by Tonopah Hwy, Smoke Ranch Road and Decatur Boulevard, in land use zone R-T be dismissed.

Mr. Hoggard seconded the motion and the vote was unanimous.

NEW BUSINESS

PUBLIC HEARINGS:

2. U-3-63

Approved

Application of FIRST WESTERN SAVINGS AND LOAN ASSN. for a Use Permit to construct two domestic municipal water wells, storage tank and appurtenances in conjunction with the Las Vegas Valley Water District on property legally described as wellsite "A" and wellsite "B", as shown on the approved tentative map of College Heights No. 3 on file with the Planning Commission and generally located on the east side of Decatur Boulevard between Coran Lane and Eugene (proposed), in land use zone R-1.
Mr. Saylor gave the Staff report pointing out the location of the subdivision where these two wells are proposed. This property is located in an area where the developer must install his own well and pump system as the Water District does not furnish water. He further stated that the plot plan shows a certain amount of landscaping and gravel surfacing. As the

Water District eventually takes over the installation, they have assured the Planning Department that they will maintain the landscaping.

Staff recommended approval for both of these wells subject to being in conformance with the plot plan and the removal of the proposed three strands of barbed wire on top of the chain link fencing. A further stipulation is that approval of this application would in no way be a basis for approval of any other commercial zoning on adjacent property.

The Chairman declared the public hearing open.

Mr. Franklin Bills appeared, representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Hoggard moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSN. be approved subject to the following:

- (1) Being in conformance with the plot plan.
- (2) Deletion of the three strands of barbed wire as proposed on top of the chain link fence.
- (3) That approval does not give any credence to any other commercial zoning on adjacent property.

Vice-Chairman Hurley seconded the motion and the vote was unanimous.

3. U-4-63

Approved

Application of HARLEY E. HARMON for a Use Permit to allow the property to be used to construct a building to house the offices of the Clark County Teachers Federal Credit Union on property legally described as Lots 13, 14, 15, and 16, Block 9, Pioneer Heights Addition and generally located on the northeast corner of Lewis Street and Maryland Parkway, in land use zone R-4.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this use would be primarily a quasi-public use. Staff does not hesitate to recommend approval of the primary application, however, on the plot plan there are three offices that are to be rented and Staff recommended approval subject to the limitation of the leasees of these offices to be only those permitted in an R-4 zone as listed in the Zoning Ordinance, and being in conformance with the plot plan, and the necessary offsite improvements as recommended by the Public Works Dept. The record indicated no protests and one approval.

The Chairman declared the public hearing open.

No one appeared either to protest or approve.

The Chairman declared the public hearing closed.

After discussion, Vice-Chairman Hurley moved that the application of HARLEY E. HARMON for a Use Permit to allow the property to be used to construct a building to house the offices of the Clark County Teachers Federal Credit Union on property generally located on the northeast corner of Lewis Street and Maryland Parkway, in land use zone R-4, be approved subject to the following conditions:

- (1) Being in conformance with the plot plan.
- (2) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements.
- (3) That the rental offices be limited to professional offices as defined in the City Zoning Ordinance in an R-4 zone.

Mr. Hoggard seconded the motion and the vote was unanimous.

4. U-5-63

Approved

Application of ST. LUKE'S EPISCOPAL CHURCH for a Use Permit to establish and conduct a congregation for the Episcopal Missionary District of Nevada on property legally described as the west 615.71 feet of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 25, T20S, R61E, MDB&M, and generally located on the east side of 25th Street between

INTER-OFFICE MEMORANDUM

February 21, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

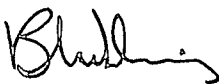
Use Permit U-3-63
First Western Savings & Loan Assn.

COPIES TO:

Your memorandum of February 4, requested comments from the Engineering Department on the application for a Use Permit by First Western Savings and Loan Association to construct two municipal water wells on property located at Decatur Boulevard, between College Avenue and Eugene Avenue, and on Eugene Avenue between Ullom Drive and College Avenue.

The lots upon which these wells are to be installed are within the proposed development for College Heights #3. The installation of any offsite improvements will be included under the agreement for development of the tract.

VBU:ras


V. B. Uehling
Deputy Director of Public Works

February 18, 1963

INTER-OFFICE MEMORANDUM

TO:

Planning Department

FROM:

Fire Department

SUBJECT:

U-3-63

COPIES TO:

This department has no objections to the granting of
subject use permits at the locations designated.

C.D. Williams
C.D. Williams, Chief
Fire Department

W'c

NOTICE OF PUBLIC HEARING

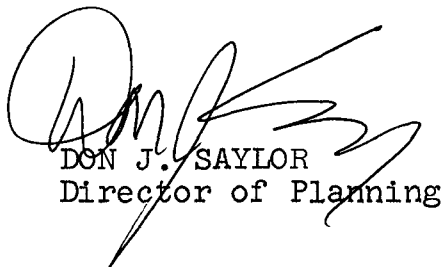
February 28, 1963

February 13, 1963

Notice is hereby given that on February 28, 1963, 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:

U-3-63 FIRST WESTERN SAVINGS AND LOAN ASSOCIATION FOR
A USE PERMIT TO CONSTRUCT TWO DOMESTIC MUNICIPAL WATER
WELLS, STORAGE TANK AND APPURTENANCES IN
CONJUNCTION WITH THE LAS VEGAS VALLEY WATER DISTRICT
ON PROPERTY LEGALLY DESCRIBED AS WELLSITE "A"
AND WELLSITE "B" AS SHOWN ON THE APPROVED TENTATIVE
MAP OF COLLEGE HEIGHTS NO. 3 ON FILE WITH THE
PLANNING COMMISSION AND GENERALLY LOCATED ON THE
EAST SIDE OF DECATUR BOULEVARD BETWEEN CORAN LANE
AND EUGENE (Proposed), IN LAND USE ZONE R-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.


DON J. SAYLOR
Director of Planning

DJS:eb:mb

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: February 4, 1963

✓ TO: Building Department
Engineering Department
Fire Department

FROM: Planning Department

SUBJECT: File No. U-3-63, Board of Zoning Adjustment Meeting February 28, 1963

Application has been submitted by: First Western Savings & Loan Assn.

for a Use Permit/~~Variance~~ to: construct two domestic municipal water wells, storage tank & appurtenances in conjunction with the Las Vegas Valley Water District.

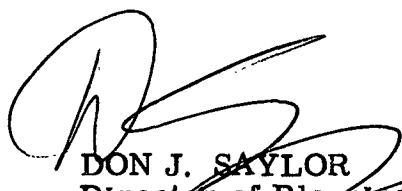
The property is located at: Decatur Blvd between College Ave. & Eugene Ave. and
Eugene Ave. between, Ullom Drive & College Ave.

In land Use Zone: R-1

Legally described as: Lot 15 and Lot 81 as shown on the approved tentative map of College Heights No. 3 on file with the Planning Commission.

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

February 22, 1963


DON J. SAYLOR
Director of Planning

Plot plan submitted: yes
no//

eb

NO COMMENT
FOR BUILDING Dept.
D. Robin, 2-5-63
asst. plans checker

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, FIRST WESTERN SAVINGS & LOAN ASSN., the owner, respectfully petitions for a special Use Permit to Construct two domestic municipal water wells, storage tank & appurtenances in conjunction with Las Vegas Valley Water District.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: properties are on The property is situated at Decatur Boulevard between College Ave. & Eugene Ave. and on Eugene Ave. between College Ave. & Ullom Drive between XXXX in Land Use Zone

1. Said property is legally described as follows: Well site "A" and Well site "B" as shown on the approved tentative map of College Heights #3 which is on file in the Planning Department of the City of Las Vegas. Generally located between - Crown + Eugene on the east side of Decatur

TO ACCOMPANY THIS APPLICATION:

- 1. Five (5) 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.
- 2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

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

(Signed in Ink) FIRST WESTERN SAVINGS & LOAN ASSN. 1235 E. Charleston by Franklin J. Bill, Manager, Land Development Div 382-4079 Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 30th day of January, 1963. Martha L. Robinson Notary Public April 23, 1966 My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00 Receipt No. 50588 Case No. 76-3-63 2/28/63 Received by Date 1/30/63