

**Planning & Development Department
Scanning Cover Sheet**

Case No U-40-63

APN

Location NORTH SIDE OF CHARLESTON BTWN
PRINCE LN & LAMB BLVD

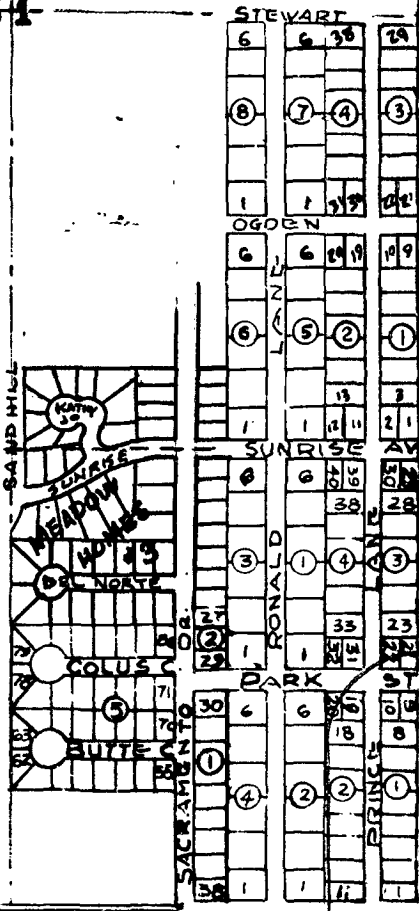
Applicant FIRST WESTERN SAVINGS & LOAN ASSOC

Subject

USE PERMIT TO ALLOW CONSTRUCTION, OPERATION,
& MAINTENANCE OF A SUB-STATION FOR ELECTRICAL
UTILITY SERVICE IN R-2 & R-R ZONES



34



LAMB



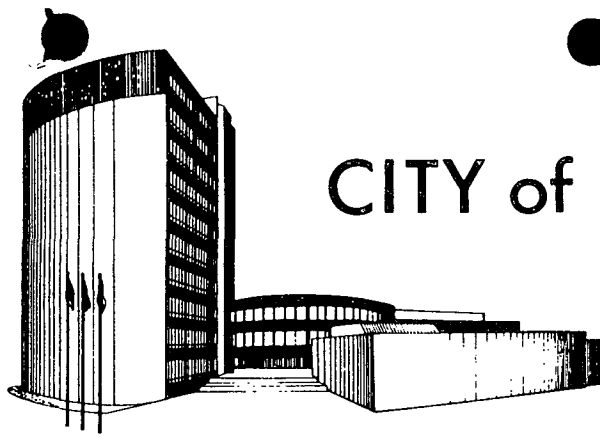
40

U-40-63
1ST WESTERN
NEV. PR. CO.
SUB. STA.

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 3, 1983

Ms. Pam Day
Office Supervisor
Subdivision Department
Nevada Power Company
P. O. Box 230
Las Vegas, Nevada 89151

Dear Ms. Day:

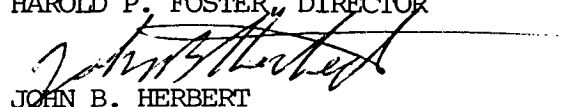
We are assigning the address of 4200 E. Charleston Boulevard, Las Vegas, Nevada 89104 to the property presently known as Nevada Power Company's Prince Substation.

This property carries tax number 060390002. We will advise the various City departments. However, notification of the post office, telephone company, and other correspondents such as the Assessor's Office will be your responsibility.

If you have any questions, please let us know.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


JOHN B. HERBERT
PLANNING

JBH:hb
cc: Bldg. & Safety
Business Activities
Fire Dept.
Metro Police Dept.
Kim - Planning



June 7, 1963

Mr. Franklin J. Dillo
First Western Savings & Loan Association
Land Development Division
1235 East Charleston
Las Vegas, Nevada

Subject: E-40-63 ✓

Dear Mr. Dillo:

The above Use Permit Application was approved by the Board of Zoning Adjustment on May 23, 1963. No appeal to this approval has been filed within the prescribed time and, consequently, the approval is now in effect.

Very truly yours,

Don J. Taylor
Director of Planning

WJS:ms

c.c. Mr. Harry Allen
Nevada Power Co.
4th & Stewart
Las Vegas, Nevada

INTER-OFFICE MEMORANDUM

May 28, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Use Permit U-40-63
First Western Savings & Loan
Nevada Power Company

COPIES TO:

MAY 28 1963

Your memorandum of May 2, requested comments from the Engineering Department on the application of a Use Permit to construct, operate and maintain a substation for electrical utility service on the north side of Charleston between Prince Lane and Lamb Boulevard. The following comments are made in connection with this application.

Attached are the original and four (4) copies of an offsite improvement agreement covering the requirements for installation of improvements on street frontages adjacent to the proposed substation. It will be required that a ten foot width of right of way be dedicated for the approximate 220 feet frontage along West Charleston Boulevard. It will also be required that a performance bond in the amount of \$3,388.00 be posted to assure the installation of the offsite improvements.



V. B. Uehling
Deputy Director of Public Works

VBU:ras
Attached

**Planning Department
400 Stewart Avenue**

May 27, 1963

**First Western Savings & Loan Assn.
Attn: Mr. Franklin J. Bills
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 May 23, 1963, consideration was given to your request for a Use Permit to allow the construction, operation, and maintenance of a substation for electrical utility service on property generally located on the north side of Charleston Boulevard between Prince Lane and Lamb Boulevard, in land use zone R-2 and R-R.

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

- (1) That an 8 foot block wall fence be erected around the installations.**
- (2) That a 10 foot right-of-way be dedicated along the East Charleston Boulevard frontage.**
- (3) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements, to wit: sidewalk, curb and gutter, and paving.**

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-40-63

**cc: City Clerk
Nevada Power Co.**

on the north side of West Fremont Boulevard between Rainbow Boulevard and Torrey Pines Drive, in land use zone R-E be approved subject to the following conditions:

- (1) That a satisfactory solution of continuing Mecham Street westerly to the west boundary of this parcel be made and be approved by the Planning Department.
- (2) That the building height be limited to 2 story.
- (3) That a 60 foot right-of-way be dedicated along the West Fremont Street frontage.
- (4) That a 6 foot cyclone fence may be used temporarily around the perimeter of this parcel until the ingress/egress is established on the north and south property lines of this parcel, at which time the 8 foot block wall fence, as shown on the plot plan, be erected.

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

RECESS:

Vice-Chairman Hurley declared a 10-minute recess.

10 U-40-63

Approved

Application of FIRST WESTERN SAVINGS & LOAN ASSN. for a Use Permit to allow the construction, operation, and maintenance of a substation for electrical utility service on property legally described as beginning at the southwest corner of the east half (E 1/2) of the southeast quarter (SE 1/4) of Section 31, T20S, R62E, MDB&M; thence north 1°05'58" west, along the west line of the said east half (E 1/2) of the southeast quarter (SE 1/4) of Section 31, 520.00 feet to a point; thence south 77°32'31" east 226.28 feet; thence south 01°05'50" east along a line parallel with the said west line of the east half (E 1/2) of the southeast quarter (SE 1/4) of said Section 31, a distance of 470.00 feet to a point on the south line of said Section 31; thence south 89°41'37" west along the said south line 220.00 feet to the point of beginning, and generally located on the north side of Charleston Boulevard between Prince Lane and Lamb Boulevard, in land use zone R-2 and R-R.

Mr. Saylor gave the Staff report pointing out the general location. Further, he stated that the ingress/egress would be from Charleston Boulevard. Recognizing that the use is permitted in any zone with a Use Permit and the need, Staff recommended approval subject to the following conditions: that an 8 foot block wall fence be installed at the time of construction; the dedication of an additional 10 foot right-of-way along Charleston Boulevard; and, the offsite improvements as required by the Public Works Department.

The Chairman declared the public hearing open.

No one appeared in protest.

Representatives from Nevada Power Company appeared more fully describing the tentative development.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of FIRST WESTERN SAVINGS & LOAN ASSN. for a Use Permit to allow the construction, operation, and maintenance of a substation for electrical utility service on property generally located on the north side of Charleston Boulevard between Prince Lane and Lamb Boulevard, in land use zone R-2 and R-R be approved subject to the following conditions:

- ✓(1) That an 8 foot block wall fence be erected around the installations.
- ✓(2) That a 10 foot right-of-way be dedicated along the East Charleston Boulevard frontage.
- (3) Signing an offsite improvement agreement and filing a bond for the installation of offsite improvements, to wit: curb, gutter, and paving, plus street lighting.

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

11. U-41-63

Abeyance

Application of TUBBY'S INC. for a Use Permit to allow the construction and maintenance of an automobile service station on property legally described as Lot 1, Block 21, Twin Lakes Village No. 5, and generally located on the southeast corner of Vegas Drive and Tonopah Highway, in land use zone C-1.

Mr. Saylor gave the Staff report pointing out the general location, further describing the opposite corners, stating that directly across the street is a service station, allowed by means of a Variance, and a Trailer Park, and restaurant type club. In reviewing the history of this parcel, it has been zoned C-1 for sometime, and a Use Permit for a service station was requested in the past. At that time the Board gave no recommendation upon referring the item to the Board of City Commissioners. Before a decision was determined, the Board of City Commissioners referred the item to the Planning Commission where a special committee was appointed to further study the application, and after completion of the study, recommended denial, whereupon the Board of City Commissioners subsequently denied the request. At that time there was a substantial number of protestants. Staff stated that the Ordinance does say a service station is permitted by means of a Use Permit in a C-1 zone. In this particular case, Staff gave no recommendation, however, would if specifically requested to do so, based upon the use as permitted in this zone.

Further, Mr. Saylor stated if the Board approved this request, there are offsite improvements as required by the Public Works Department.

The Chairman declared the public hearing open.

Mr. Bernal Murdock appeared in protest.

Mr. Richard Young appeared in protest.

Mr. Max Hardin appeared in protest, and submitted a petition of protest with 48 names attached, along with 3 letters of protest.

There were 6 people in the audience, all in protest.

George Dickerson appeared in behalf of the applicant, describing the proposed plans in detail.

Lucille Young appeared in protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of TUBBY'S INC. for a Use Permit to allow the construction and maintenance of an automobile service station on property generally located on the southeast corner of Vegas Drive and Tonopah Highway, in land use zone C-1 be held in abeyance and referred to the City Planning Commission seeking the reasons that a recommendation of denial was given in the previous request for a service station; and, whether or not there were any stipulations upon the approval of the reclassification from R-1 to C-1. Mr. White seconded the motion and the vote by roll call was as follows:

AYES

NAYS

ABSTAIN

Mr. Hoggard

V-Chrm. Hurley

Mr. White

Mr. Gilday

The motion carried.

12. V-15-63

Denied

Application of D. ELWYN & LAUREL J. CAMERON for a Variance to reduce the required side yard setback to no setback to enable the construction of a garage using block fire wall as the side wall of the garage continuous with the block wall fence on property legally described as a portion of the southwest quarter (SW 1/4) of the northeast quarter

NOTICE OF PUBLIC HEARING

May 23, 1963

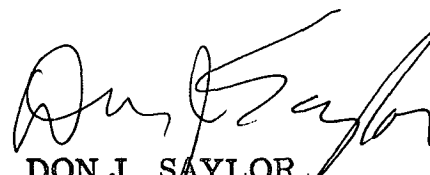
May 8, 1963

Notice is hereby given that on May 23, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-40-63

FIRST WESTERN SAVINGS & LOAN ASSOCIATION FOR A USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SUBSTATION FOR ELECTRICAL UTILITY SERVICE ON PROPERTY LEGALLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, T20S, R62E, MDB&M; THENCE NORTH $1^{\circ}05'58''$ WEST, ALONG THE WEST LINE OF THE SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, 520.00 FEET TO A POINT; THENCE SOUTH $77^{\circ}32'31''$ EAST 226.28 FEET; THENCE SOUTH $01^{\circ}05'50''$ EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH $89^{\circ}41'37''$ WEST ALONG THE SAID SOUTH LINE 220.00 FEET TO THE POINT OF BEGINNING, GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON BETWEEN PRINCE LANE AND LAMB BOULEVARD, IN LAND USE ZONE R-2 AND R-R.

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

INTER-OFFICE MEMORANDUM

May 8, 1963

TO:

Mr. Don J. Saylor
Director of Planning

FROM:

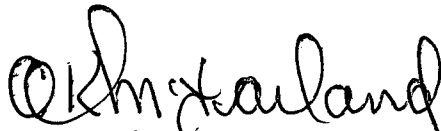
O. K. McFarland, Batt. Chief
Fire Prevention Bureau

SUBJECT:

U-40-63
First Western Savings & Loan Assn. and
Nevada Power Co.

COPIES TO:

This Department has no objections to the use permit applied for by First Western Savings & Loan Association and Nevada Power Co. to construct and operate a sub-station for electrical utility service on the north side of Charleston between Prince Lane and Lamb Blvd.



O. K. McFarland, Batt. Chief
Fire Prevention Bureau

OKM/hek

PLANNING DEPARTMENT

INTER-OFFICE

COMMUNICATION

Date: May 2, 1963

TO: Building Department
Engineering Department
Fire Department

FROM: Planning Department

SUBJECT: File No. U-10-63, Board of Zoning Adjustment Meeting May 23, 1963

Application has been submitted by: FIRST WESTERN SAVINGS & LOAN ASSN. & NEVADA POWER CO.

for a Use Permit/Variance to: Construct, operate and maintain a substation for
electrical utility service

The property is located at: On the north side of Charleston between Prince Lane and
Lamb Blvd.

in land Use Zone: R-2

Legally described as: See Attachment "A"

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

May 15, 1963



Don J. Saylor
DON J. SAYLOR
Director of Planning

Plot plan submitted: yes
~~no~~

CC

*No comment
For Building Dept
D. Cabaud, 5/15/63*

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, FIRST WESTERN SAVINGS AND LOAN ASSOCIATION
and NEVADA POWER COMPANY, the
owner, respectfully petitions for a special Use Permit to construct,....
operate, and maintain a substation for electrical utility service to.....
residential developments in the East Charleston Area.....

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

The property is situated on the north side of Charleston
between Prince Lane and Lamb Boulevard in Land Use Zone
R-2. Said property is legally described as follows:.....

See Attachment "A"
.....
.....
.....
.....
.....

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.

FIRST WESTERN SAVINGS AND LOAN ASSOCIATION 118 Las Vegas Boulevard South 384-0200

(Signed in Ink) Frank J. Bell Mgr. Land Develop. Division Las Vegas, Nevada NEVADA POWER COMPANY SECRETARY
Signature of Owner Mailing Address Phone No.

NEVADA POWER COMPANY, C. S. Wengert, Secretary Box 230, Las Vegas, Nevada 384-4600

Subscribed and sworn to before me this.....day of....., 1963.

Myrtue L. Carroll
Notary Public

10/27/63
My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00

Received by RL

Receipt No. 58757

Date 5/2/63

Case No. 72-40-63

May 23, 1963

ATTACHMENT "A"

Legal Description
for proposed
PRINCE SUBSTATION

A portion of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 31, Township 20 South, Range 62 East M.D.M., Nevada, particularly described as follows:.

BEGINNING at the SW corner of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 31, said SW corner being also the SE corner of Treasure Park No. 1, a subdivision, the plat of which is recorded as Document #288289, in Book 7, Page 19 of Plats, Official Records Book No. 357, Clark County, Nevada records; thence N 01°05'58" W, along the West line of the said E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 31, 520.00 feet to a point, and said West line being also the East line of said Treasure Park No. 1; thence S 77°32'31" E, 226.28 feet; thence S 01°05'50" E, along a line parallel with the said West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 31, a distance of 470.00 feet to a point on the South line of said Section 31; thence S 89°41'37" W, along the said South line, 220.00 feet to the Point of Beginning, saving and excepting therefrom the Southerly 40 feet as conveyed to the County of Clark for highway purposes, by deed dated June 16 1954 and recorded as Document No. 12740, Official Records, Clark County, Nevada.

ATTACHMENT "B"

List of property owners and their addresses
within a 300-foot radius of proposed Prince
Substation.

TREASURE PARK UNIT NO. 1

BLOCK 1

*addresses
encl.* ✓
Lot 1, Wiloricks Corporation, c/o Arron Williford, 2417 Wengert Ave., Apt. 11, City
Lot 2, do
Lot 3, Joseph & Norma D. Caporale, 18 Prince Lane, City
Lot 4, See Wiloricks Corporation
Lot 5, William H. and Sara Hamilton, 126 Prince Lane, City
Lot 6, See Wiloricks Corporation
Lot 7, do
Lot 8, do
Lot 9, do
Lot 10, do

BLOCK 2

Lot 11, do
Lot 12, Wesley R. and Melva Randolph, 105 Prince Lane City
Lot 13, See Wiloricks Corporation
Lot 14, Dennis Albert and Karen Ann Anderson, 23 Prince Lane, City
Lot 15, See Wiloricks Corporation
Lot 16, George Lee and Roseline Brewer, 131 Prince Lane, City
Lot 17, Alvin Jerome and Renzie M. Gudvangen, 135 Prince Lane, City
Lot 18, Jim Erwin and Leah Cottle, 139 Prince Lane, City
Lot 19, See Wiloricks Corporation
Lot 20, See Wiloricks Corporation

BLOCK 3

Lot 21, See Wiloricks Corporation
Lot 22, Gregory Evan and Juanita Marr, 4201 Park St.
Lot 23, See Wiloricks Corporation

BLOCK 4

Lot 31, do

*addresses
encl.* ✓
"A" First Western Savings and Loan Assn.

TREASURE PARK UNIT No. 1

Block 1

Lot	1		10	Prince	Lane
	2		14	"	"
	3		18	"	"
	4		22	"	"
	5		26	"	"
	6		30	"	"
	7		34	"	"
	8		38	"	"
	9		.4204	Park	Street
	10		.4200	"	"

Block 2

Lot	11		11	Prince	Lane
	12		15	"	"
	13		19	"	"
	14		23	"	"
	15		27	"	"
	16		31	"	"
	17		35	"	"
	18		39	"	"
	19		.4120	Park	Street
	20		.4116	"	"

Block 3

Lot	21		.4205	"	"
	22		.4201	"	"
	23		.44	Prince	Lane
	24		.48	"	"
	25		.52	"	"
	26		.56	"	"
	27		.60	"	"
	28		.64	"	"
	29		.4204	Sunrise	Avenue
	30		.4200	"	"

Block 4

Lot	31		.4121	Park	Street
	32		.4117	"	"
	33		.45	Prince	Lane
	34		.49	"	"
	35		.53	"	"
	36		.57	"	"
	37		.61	"	"
	38		.65	"	"
	39		.4120	Sunrise	Avenue
	40		.4116	"	"

*Hand
Delivered
4/9/63*

John Calonge
PLANNING DEPARTMENT
May 9, 1962

(Please discard prior copy)

U-40-63