

**Planning & Development Department
Scanning Cover Sheet**

Case No U-3-57

APN

Location NORTH SIDE OF FREMONT ST BETWEEN
FIRST AND SECOND STREETS

Applicant MILTON PRELL DBA THE MINT

Subject

USE PERMIT TO ERECT A SIGN 98' HIGH WHICH IS
48' IN EXCESS OF HEIGHT PERMITTED BY ZONING
ORDINANCE IN A C-S ZONE



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S27° 45' W

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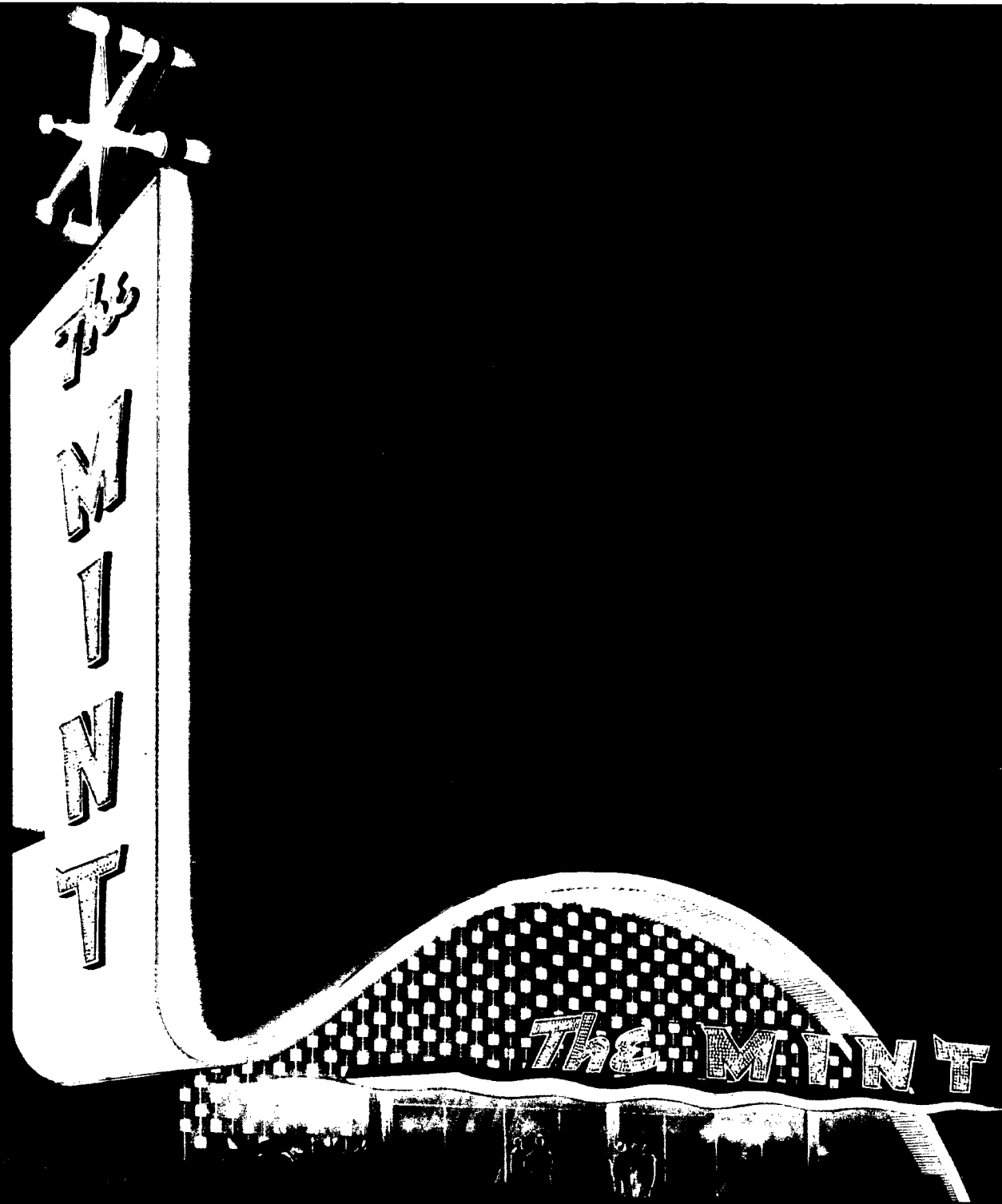
FREMONT

N62°

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The

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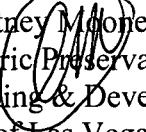
The MINT

January 8, 2009

Re: U-3-57 - Prell, Milton, dba The Mint – erect a sign 98' high on N. side of Fremont

The following original documents were removed from this file on January 8, 2009, and donated to the Nevada State Museum, 700 Twin Lakes Drive, Las Vegas, Nevada 89107:

- Black and white architectural rendering of proposed sign.
- Black and white perspective sketch on yellow trace.
- Structural drawing on blueprint.
- Letter dated 3/22/57, addressed to Mr. Bills from Dr. M. M. Bernstein, Pres. Merit Products, Inc.


Courtney Mooney, AICP
Historic Preservation Officer
Planning & Development
City of Las Vegas

R E F E R R A L

BOARD OF COMMISSIONERS

TO: PLANNING

DATE: 4-18-57

At the 4-17-57 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT (U-3-57) - Application of Milton Prell to erect a sign 98' high (excess of 48') on north side of Fremont, between 1st & 2nd (Lots 13 thru 17, Block 15, CLVT) in a C-S zone. Proposed location of The Mint - Approved.

Documents Attached:

City Clerk

COMPLETE and RETURN TO CITY MANAGER'S OFFICE BY: Information - Acknowledge

TO: A.H. KENNEDY, City Manager

DATE: April 22, 1957

FROM: Director of Planning

Please note that the action on the above is as follows:

Receipt of above information is hereby acknowledged.

Documents Attached:

Department Head

Action approved by City Manager

(Date)

NO. 10-4-17-57

City Manager

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

PETITION FOR VACATION
OF A PORTION OF JACKSON
AVENUE
Public Hearing Set

At this time the Commission considered the recommendation of the Planning Commission on the petition of Otis and Florence Harris for the vacation of the southerly 35 feet of the east 111.42 feet of the West 150.42 feet of the North 996.06 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28-20-61, generally described as a portion of Jackson Avenue between N Street and Highland Avenue. Mr. Bills advised the Commission that this petition had been approved by the Planning Commission as being in accord with the general plan for this area, which recommends the closure of all cross-streets connecting N Street with Highland Avenue between Owens and Washington, with the exception of Madison Avenue.

Commissioner Sharp moved a public hearing on the petition for the vacation of a portion of Jackson Avenue, between N Street and Highland Avenue, be held on May 22, 1957 at 8:00 P.M., and the notice of said hearing posted as required by law.

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

USE PERMIT -U-3-57
The Mint Sign

Consideration was given to the application of Milton Prell ^{for a Use Permit} to erect a sign ninety-eight (98') feet high on the north side of Fremont, between 1st and 2nd Streets (Lots 13 through 17, Block 15, CLVT, in a C-S zone. Mr. Bills advised the Commission that the Board of Adjustment had approved this application as being in accord with existing signs in the area.

Commissioner Fountain moved this application for Use Permit be approved, and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting held on the 17th day of April, 1957, having considered the application of Milton Prell for use permit to erect a sign ninety-eight (98') high on the north side of Fremont, between 1st and 2nd Streets (Lots 13 through 17, Block 15, CLVT), in a C-S zone; and

The Board having considered the recommendation of the Board of Adjustment approving this application;

NOW, THEREFORE, it is the decision of this Board that the application of Milton Prell for use permit to erect a sign ninety-eight (98') high on the north side of Fremont between 1st and 2nd Street, in a C-S zone be approved.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain and His Honor voting aye; noes, none. Not voting: Commissioner Sharp. Commissioner Whipple passed his vote.

VARIANCE - V-1-57
Martin Kutzen

The Commission considered the application of Martin Kutzen for variance to construct a carport to extend from the house to the rear property line at 3317 West Charleston Blvd. in an R-1 zone. Mr. Bills advised the Board that the Board of Adjustment recommended that this application be approved.

His Honor asked if there were any objections. None were voiced.

15
April 23, 1957

Mr. Milton Proll
Hotel Sahara
Las Vegas, Nevada

RE: USE PERMIT U-3-57

Dear Mr. Proll:

At a regular meeting of the Board of Commissioners of the City of Las Vegas held April 17, 1957, your application for a use permit to erect a sign 98' high on the north side of Fremont Street, between 1st and 2nd Streets, legally described as Lots 15 through 17, Block 15, Clark's Las Vegas Townsite in a C-3 zone, was considered.

This application for a use permit was approved, as recommended by the Planning Commission of the City of Las Vegas.

Very truly yours,

Shirley Ledwick
City Clerk

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cc: ✓ Planning Commission
Building Department
Public Works



March 20, 1957

Mr. Milton Frell
Hotel Sahara
Las Vegas, Nevada

Dear Sir:

At a regular meeting on March 20, 1957 the Board of Zoning Adjustment voted to refer to the Board of City Commissioners your application for a Use Permit to erect a sign 90' high which is 10' in excess of the height permitted by the zoning ordinance, on the north side of Fremont Street, between First and Second Streets, legally described as lots 13 through 15, Block 15, Clark's Las Vegas Townsite in a C-S Zone with the recommendation that it be approved in accordance with the facts recited in resolution #100, copy of which is attached hereto.

This application will now be forwarded to the Board of City Commissioners for further action.

Very truly yours,

Franklin J. Hills
Director of Planning

RESOLUTION #187
3/28/57

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
MILTON PRELL dba THE MINT
FOR A USE PERMIT TO ERECT A SIGN 98' HIGH WHICH IS 48' IN EXCESS OF THE
HEIGHT PERMITTED BY THE ZONING ORDINANCE, ON THE NORTH SIDE OF FREMONT STREET,
BETWEEN FIRST AND SECOND STREETS, LEGALLY DESCRIBED AS LOTS 13 THRU 17,
BLOCK 15, CLARK'S LAS VEGAS TOWNSITE IN A C-S ZONE

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

WHEREAS, this is an application for permission to exceed the
height limit of 50' for a building or structure in a C-2 zone, and

WHEREAS, the ordinance specifies that buildings or structures in
excess of 50' may be permitted upon receiving a Use Permit, and

WHEREAS, this is an application for a sign 48' in excess of
the permitted height, and

WHEREAS, the proposed sign would be in consonance with existing
signs in the area;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment
that the application of Milton Prell, dba The Mint, for a use permit to
erect a sign 98' high which is 48' in excess of the height permitted by the
zoning ordinance, on the north side of Fremont Street, between First and
Second Streets, legally described as Lots 13 thru 17, Block 15, Clark's Las
Vegas Townsite in a C-S zone, be and hereby is referred to the Board of City
Commissioners with the recommendation that it be approved.

The foregoing Resolution was introduced by Mr. McCoig, who moved its
adoption, which motion was seconded by Mr. Borin and upon roll call the ayes
and nays were as follows:

Aye: Hurley Nay: None Absent: Manzi
 Borin
 McCoig
 Replogle

The Chairman thereupon declared said motion carried and Resolution adopted.

V-2-57 The Chairman thereupon declared the motion carried and Resolution
(Cont.) adopted.

(Resolution #186 is on file in the Document Book as Document #190)

U-3-57

Milton
Prell

dba

The
Mint

The application of Milton Prell, dba The Mint for a Use Permit to erect a sign 98' high which is 48' in excess of the height permitted by the zoning ordinance on the North side of Fremont Street, between First and Second Streets, legally described as Lots 13 thru 17, Block 15, Clark's Las Vegas Townsite in a C-S zone, was introduced.

Chairman Replogle declared the public hearing open.

Attorney Herb Jones was present representing the applicant.

No one was present opposing this application.

Chairman Replogle declared the public hearing closed.

Mr. McCoig introduced Resolution #187, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF MILTON PRELL dba THE MINT FOR A USE PERMIT TO ERECT A SIGN 98' HIGH WHICH IS 48' IN EXCESS OF THE HEIGHT PERMITTED BY THE ZONING ORDINANCE, ON THE NORTH SIDE OF FREMONT STREET, BETWEEN FIRST AND SECOND STREETS, LOTS 13 THRU 17, BLOCK 15, CLARK'S LAS VEGAS TOWNSITE IN A C-S ZONE, and moved its adoption, which motion was seconded by Mr. Borin and upon roll call the ayes and nays were as follows:

Aye:	Hurley Borin McCoig Replogle	Nay: None	Absent: Manzi
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The Chairman thereupon declared the motion carried and Resolution adopted.

(Resolution #187 is on file in the Document Book as Document #191)

U-4-57

Redrock
Baptist
Church

The application of Redrock Baptist Church for a Use Permit to erect a church on the NE corner of Fir and Upland Blvd., legally described as commencing at the center of Section 36; thence North 0°50'56" West along the North-South center line of said Section 36 a distance of 421.72' to a point; thence South 89°09'04" West, a distance of 390' to a point; thence South 0°50'56" East a distance of 245 feet to a point; thence South

7/2

MERIT PRODUCTS, INC.

EXECUTIVE OFFICES
~~10000~~ SUNSET BOULEVARD
LOS ANGELES 49, CALIFORNIA

DR. M. M. BERNSTEIN, Pres.

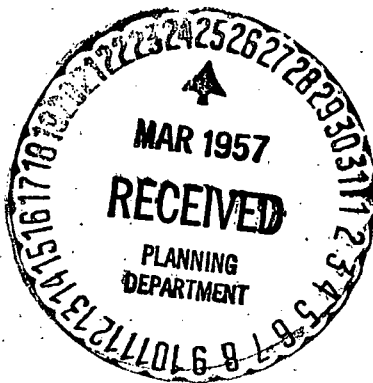
March 22, 57

Dear Mr. Bills,

As owner of $\frac{5}{16}$ ths of the Lucky Trade Bldg + as
Pres. of the Merit Products Inc. which owns the remaining
 $\frac{1}{16}$ ths + as owner of other interests between 1st + 2nd fls on Free-
mont, I wish to express my approval for the erection of the
"Merit" sign.

It is my belief that such a sign will be an
asset to general business in the downtown Las Vegas
area -

Sincerely
M. M. Bernstein
m m



OFFICE OF THE CITY ENGINEER
INTER - OFFICE COMMUNICATION

Date: Mar. 18, 1957

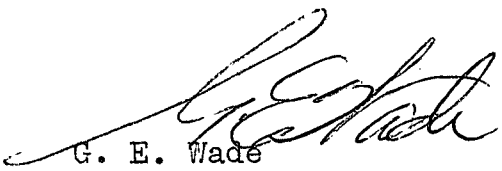
File: 504.4-VBU

TO : Director of Planning
FROM : Director of Public Works
SUBJECT : Use Permit - Milton Prell

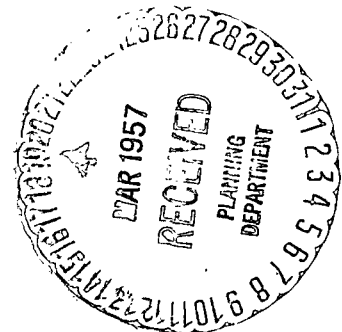
U-3-57

Your memo of March 11, requesting comments on the subject Use Permit for erection of a sign at 110 Fremont Street, legally described as Lots 13-17, Block 15, Clarks Las Vegas Townsite, is acknowledged.

The off-site improvements at this site have been designated on the building plans and made a part of the building permit. This office has no objection to granting a Use Permit to the applicant.


G. E. Wade
Director of Public Works

md.



NOTICE OF PUBLIC HEARING

March 15, 1957


Notice is hereby given that on March 28, 1957 at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

MILTON PRELL, d/b/a THE MINT, FOR A USE PERMIT TO ERECT A SIGN 98' HIGH WHICH IS 48' IN EXCESS OF THE HEIGHT PERMITTED BY THE ZONING ORDINANCE, ON THE NORTH SIDE OF FREMONT STREET, BETWEEN FIRST AND SECOND STREETS, LEGALLY DESCRIBED AS LOTS 13 THRU 17, BLOCK 15, CLARK'S LAS VEGAS TOWNSITE IN A C-S 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.

FJB:je

U-3-57


FRANKLIN J. BILLS
Director of Planning

INTER-OFFICE COMMUNICATION

PLANNING DEPARTMENT

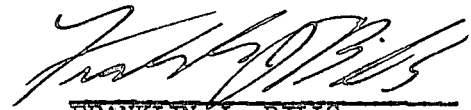
DATE: 3/11/57

TO: BLDG. DEPARTMENT
FROM: PLANNING DEPARTMENT
SUBJECT: U-3-57 BZA Meeting 3/28/57

An application has been received from Milton Prell, d/b/a The Mint, for a Use Permit to erect a sign 98' high which is 48' in excess of the height permitted by the Zoning Ordinance, on the North side of Fremont Street, between First and Second Streets, legally described as Lot 13-17, Block 15, Clark's Las Vegas Townsite in a C-S zone.

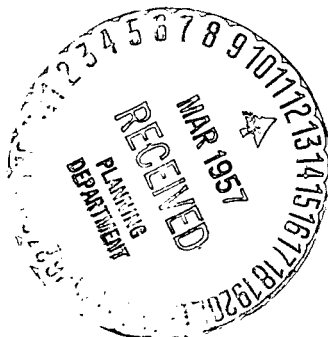
Any remarks regarding this application prior to March 20th shall be appreciated.

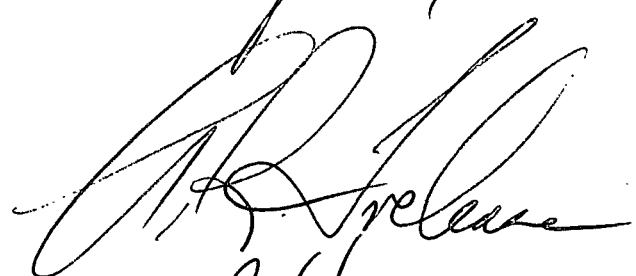
FJB:je


FRANKLIN J. BILLS

3-11-57

No objections to this request.




Bldg.

U-3-57

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, Milton Prell, dba THE MINT, a partnership, the owner, respectfully petitions for a special use permit to: Provide and install a 98' sign tower, 18" deep, projecting 13 1/2' over public walk. Face of sign is 18" back of curb face. Said sign to be neon and incandescent illuminated in its entirety.

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

The property is situated on North side of Fremont Street between First and Second Streets in Land Use Zone CS.

Said property is legally described as follows: Lots 13 through 17, Bl. 15, Clark's Las Vegas Townsite.

Said property was leased by the applicant on November, 1956. State the use of property permitted under the deed restrictions. No applicable restrictions.

Expiration date of deed restrictions: Month Day Year

TO ACCOMPANY THIS APPLICATION:

See plans on file in City of Las Vegas Building Department

- 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 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.

Dudley 2-6800 Telephone Number

Milton Prell Signature of Owner

Hotel Sahara, Las Vegas Mailing Address

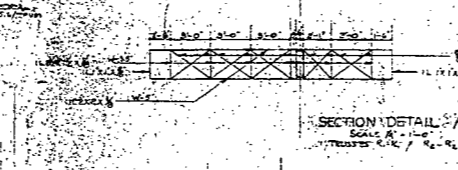
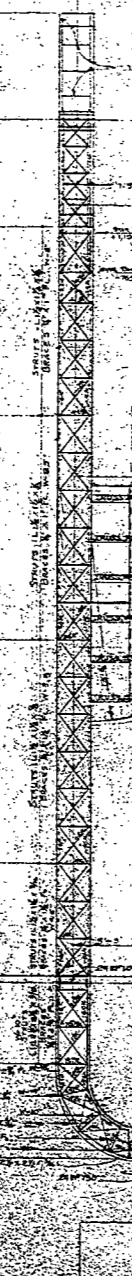
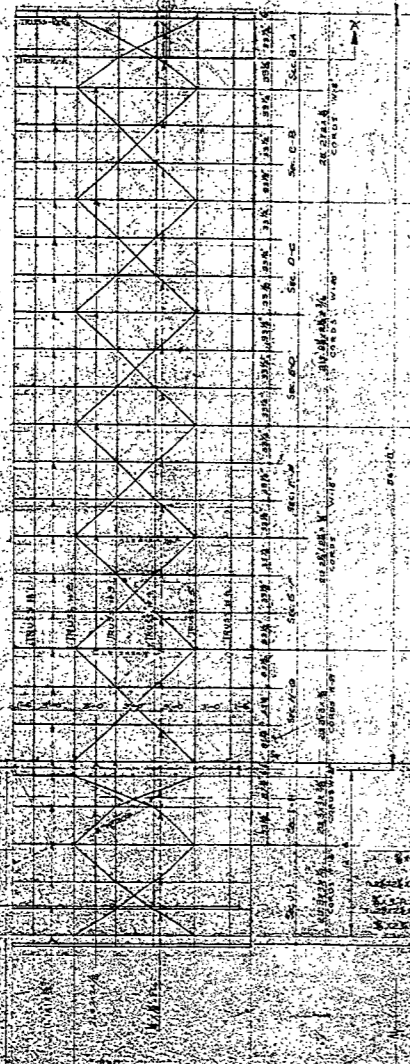
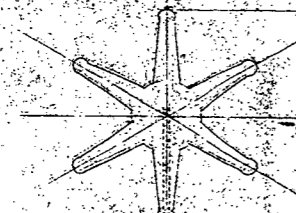
Subscribed and sworn to before me this 5th day of March, 1957.

Notary Public My Commission Expires Feb. 14, 1960

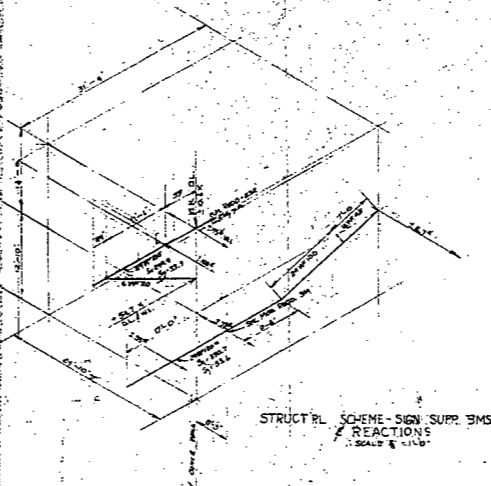
The prescribed filing fee of \$25.00 received by: W. Treust

Receipt No. 62040

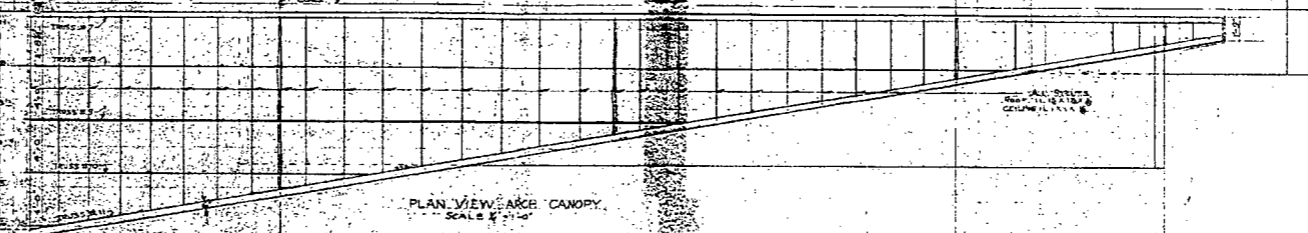
Date 3/5/57



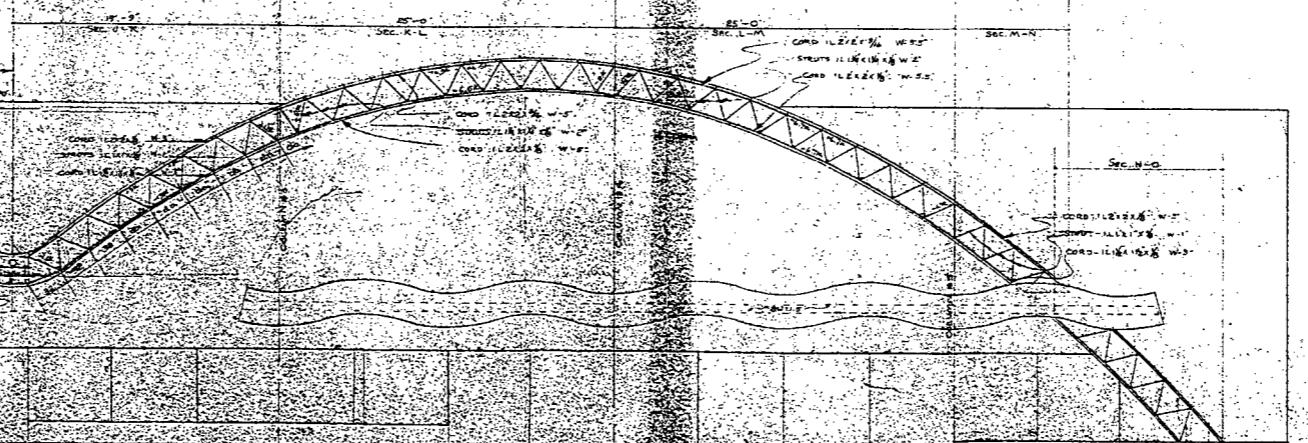
SECTION DETAIL A-A
SCALE 1/4" = 1'-0"



STRUCTURAL SCHEME - SIGN SUPP. SYS. IN BLDG.
REACTIONS
SCALE 1/4" = 1'-0"





PLAN VIEW ARCH CANOPY
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"

THE ROYAL INSTITUTION OF CHARTERED SURVEYORS
THE INSTITUTION OF STRUCTURAL ENGINEERS

THE ROYAL CLUB
ARCH CANOPY
DESIGNED BY
S.L.C. (S) LTD.
DESIGN DETAIL

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