

Planning & Development Department
Scanning Cover Sheet

Case No Z-0120-62

APN 139-34-810-073

Location NWC of 9th & Gass

Applicant Grace McCall

Subject

Reclassification of property legally
described as Lots 17, 18 and 19, Block 14,
Wardie Addition.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	Mfe
2.	Enter in register.	✓	
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	
4.	Make up folder with appropriate label. Attach application on right hand side.	✓	
5.	Type 3 index cards - numerical, legal, applicant.	✓	
6.	File above cards in proper metal file.	✓	
7.	Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder.	✓	
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	
9.	Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only.	✓	
10.	Place "Protest and Approval" sheet on right side of applicant's file.	✓	
11.	Give folder to Mel, he will prepare property owner's list. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. ✓ d. Mail out notices. ✓	✓	R/16
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals. ✓	✓	
13.	Ask Don regarding Resolutions.		

FILE NO: *I-120-62*
 MEETING DATE: *Dec. 13, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 1962, at 7:30 P. M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-120-62

**GRACE MCCALL FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 17, 18,
AND 19, BLOCK 14, WARDIE ADDITION AND GENER-
ALLY LOCATED ON THE NORTHWEST CORNER OF
9th STREET AND GASS AVENUE,
FROM: R-1 (Single Family Residence)
TO: R-4 (Apartment Residence)**

Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification, 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:mfr

MINUTES

Las Vegas, Nevada
March 27, 1963

A Regular Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 27th day of March, 1963, was called to order at the hour of 4:00 p.m. by Mayor Pro Tem Whipple, with the following members present:

Mayor Pro Tem	Reed Whipple
Commissioner	E. W. Fountain
Commissioner	Harry C. Levy
* Commissioner	Philip M. Mirabelli

** Mayor Oran K. Gragson

* Commissioner Mirabelli arrived at 4:05 p.m.

** Mayor Gragson arrived at 4:12 p.m.

STAFF PRESENT:

City Manager	Verlyn L. Fletcher
City Attorney	Sidney R. Whitmore
Planning Analyst	Harold P. Foster
* Director of Planning	Donald J. Saylor
Fire Chief	C. D. Williams
Acting City Clerk	Sigrid Dodgson
Acting Asst. City Clerk	Vyrna M. Loparco

* Mr. Saylor arrived at 4:20 p.m.

MINUTES
REGULAR MEETING
FEBRUARY 13, 1963

Approved by
reference

Commissioner Fountain moved that the minutes of the regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held on February 13, 1963, be APPROVED BY REFERENCE and the Mayor and Clerk authorized to sign.

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

ZONE CHANGE
Z-120-62

Withdrawn by
applicant.

ZONE CHANGE - Z-120-62 - APPLICATION OF GRACE D. MC CALL (NOW GRACE CORNELIUS) for reclassification of property generally located on the northwest corner of 9th Street and Gass Avenue, from R-1 to R-4.

Mr. Harold P. Foster, Planning Analyst, stated that Gray Gubler, Legal Counsel for Mrs. Grace McCall Cornelius, had submitted a letter requesting that this zone change application be withdrawn.

Commissioner Fountain moved that the application of Grace D. McCall (Cornelius) (Z-120-62) be removed from the Agenda.

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

At the hour of 4:05 p.m., Commissioner Mirabelli arrived at the meeting.

March 14, 1963

Mrs. Grace McCall Cornelius
730 South Ninth Street
Las Vegas, Nevada

RE: Z-120-62

Dear Mrs. Cornelius:

Your application for a change in zoning from R-1 to R-4 for property located at the northwest corner of 9th and Gass Streets was held in abeyance, pending disposition of your application for a Variance on the same property. You will remember that it was generally agreed that if the Variance were approved, there would be no need for a change in zoning.

I brought this matter to the attention of the Board of City Commissioners at their meeting last evening with a request that Z-120-62 be denied on the basis that there was no longer any need. The Commission felt that they would prefer to have you withdraw the application rather than deny it. The end result will be the same, your Variance which has been approved will allow you to do that which you request.

Assuming that you will agree to this procedure, I am enclosing a request to the Commission for your signature for withdrawal.

Sincerely,

Donald J. Saylor,
Director of Planning

DJS:phc

Enc. (1)

ZONE CHANGE
Z-120-62

Abeyance

ZONE CHANGE (Z-120-62) - APPLICATION OF GRACE D. MC CALL for reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4, legally described as follows:

Lots 17, 18 and 19, Block 14, Wardie Addition.

The Director of Planning, Mr. Donald J. Saylor, stated that a variance application on this property had been granted and that this rezoning application should now be withdrawn

It was the consensus of the Commission that the application of Grace D. McCall (Z-120-62) be held in ABEYANCE to the meeting of March 27, 1963 and that the Director of Planning should request that the applicant withdraw this zone change application.

ZONE CHANGE
Z-127-62

(continued from
Page 6)

ZONE CHANGE (Z-127-62) - APPLICATION OF DOROTHY M. SIMPSON.

Commissioner Levy moved that the application of Dorothy M. Simpson (Z-127-62) for reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane be amended and APPROVED to R-2, with the understanding that it this should not be construed to be the feeling of this Board that this R-2 zoning be extended any further to the west, but would perhaps favorably consider R-2 zoning in the same depth on property fronting on Desert Lane immediately to the north of the Simpson property.

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

VARIANCE
V-31-62

Abeyance to
March 27, 1963

VARIANCE (V-31-62) - APPLICATION OF TERRENCE AND MARIA HULSEBUS for a variance to divide property into two parcels, with approximately 11,000 square feet per parcel; and to waive the front set-backs from the required 50 feet to 40 feet on property generally located on the south side of Del Rey, between Arville Drive and Vista Drive.

The City Attorney, Mr. Sidney R. Whitmore, advised that a written appeal had been received from Mr. Hulsebus regarding the Commission's action on his variance application. Mr. Hulsebus' letter was read by the City Attorney and briefly discussed by the Board. After determining the Consensus of the Commission, Commissioner Mirabelli moved that Mr. Hulsebus be asked to appear before the Board on March 27, 1963 so that it can then be determined whether another public hearing on this matter is justified.

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

ZONE CHANGE
Z-120-62

Abeyance to
March 13,
1963.

ZONE CHANGE (Z-120-62) - APPLICATION OF GRACE D. MC CALL for reclassification of property generally located on the northwest corner of 9th Street and Gass Avenue, from R-1 to R-4, legally described as follows:

Lots 17, 18 and 19, Block 14, Wardie Addition.

The Director of Planning, Mr. Donald J. Saylor, stated that this application was held in abeyance at the meeting of January 23, 1963 to give the applicant an opportunity to submit a variance application, which has now been submitted, and recommended that the zone change application be held in abeyance to the meeting of March 13, 1963.

Commissioner Fountain moved that the application of Grace D. McCall (Z-120-62) for reclassification of property generally located on the northwest corner of 9th Street and Gass Avenue, from R-1 to R-4, be held in ABEYANCE to the meeting of March 13, 1963.

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

ORDINANCE NO. 1035

Referred to
Committee

Mr. Donald J. Saylor, Director of Planning: The new Ordinance No. 1035 requires a 65 foot minimum width lot under our new zoning. However, it also prescribes that side yard set-backs shall be a total of 14 feet. We have a lot of lots in the City that are 50 feet wide and 60 feet wide, and if we impose this 14 foot side-yard requirement on them, it makes it extremely difficult in many cases; so this amendment is to allow on 60 foot or smaller lots the old provision of 10% of the lot on either side.

An Ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (C) 1(d) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960; TO MODIFY THE SIDE YARD REQUIREMENTS WITH RESPECT TO LOTS OF A WIDTH OF SIXTY FEET OR LESS; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING FOR PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH." was read by title by the City Attorney, Mr. Sidney R. Whitmore, who stated that this proposed Ordinance should be referred to a Committee.

Mayor Gragson appointed Commissioners Levy and Whipple as the Committee for Recommendation on the foregoing entitled proposed Ordinance No. 1035.

ORDINANCE NO.
934-27

Referred to
Committee

An Ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP." was read by title by the City Attorney, Mr. Sidney R. Whitmore, who stated that this proposed ordinance should be referred to a Committee.

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

ZONE CHANGE
Z-120-62

Abeyance

ZONE CHANGE (Z-120-62) - APPLICATION OF GRACE D. MC CALL for reclassification of property generally located on the northwest corner of 9th Street and Gass Avenue, from R-1 to R-4, legally described as follows:

Lots 17, 18 and 19, Block 14, Wardie Addition.

The Director of Planning, Mr. Donald J. Saylor: The property on the east is zoned commercial; to the south is commercial; and property to the west was recently zoned R-4 to permit a parking lot for Frontier Fidelity Savings. The property to the north is R-1. At the public hearing of the Planning Commission, there were two protestants in attendance, and they submitted a petition of protest with 10 names. At that time, I advised that the property could not be more fully utilized than it is now, because of the lack of parking. There are, I believe, dental offices on it and a home in front. If it is rezoned to R-4, any further use would require a Use Permit; and in granting any use permit, the necessary off-street parking would have to be provided. The applicant did submit a letter from the owner of the property across the street, stating that they could reserve 5 spaces for her use, but further stated that this could be terminated upon a month's notice.

Mr. V. Gray Gubler, Counsel for Mrs. Grace McCall -- now Mrs. Cornelius -- submitted a petition in favor of this zoning, signed by the four property owners within the 300 foot radius of the property in question; and stated that Mrs. McCall Cornelius' previous application for rezoning had been recommended for approval by the Planning Commission, and because she had not understood that she should appear before the City Commission, and in view of the protests voiced at the meeting, the City Commission had denied her application.

Mr. Gubler further stated that the entire area from Charleston Blvd. to Garces on both sides of 10th is either commercial or R-4; that there is a large area of R-4 south of Charleston Boulevard; that the next-door neighbor had signed the petition approving this application; and that property in this area is quite valuable and Mrs. Cornelius should be permitted a maximum use of the property.

In response to Commissioner Mirabelli's inquiry, Mr. Saylor stated that Mrs. Cornelius had at first indicated an increase in the size of the building, but that she now simply wants to remodel it.

Mr. Gubler: She intends doing whatever might be necessary to blacktop 20 feet for a parking area, and changing partitions on the inside to fit the needs of suitable tenants as they are found.

Mr. Jonah Sanchuck and Mr. Dick Coleman again voiced their protests to the granting of these individual variances and strongly objected to the blacktopping for the parking area, and the fact that if this rezoning were granted, Mrs. Cornelius might then sell the property as R-4 and no one would then have any control over what might be constructed there.

Further discussion revealed that the protestants would not strenuously object to Mrs. Cornelius continuing to utilize the building

for professional offices; that in order to remodel this building for additional space, all she would need would be a Variance under the existing R-1 zoning; and that even if the property were rezoned to R-4, she would still have to go before the Board of Zoning Adjustment for a Use Permit.

It was the consensus of the Commission that inasmuch as Mrs. Cornelius could accomplish her purpose by means of a Variance Permit, it would not be advisable to rezone the property.

Commissioner Mirabelli moved that the application of Grace D. McCall (Cornelius) (Z-120-62) be held in ABEYANCE.

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

ZONE CHANGE
Z-129-62

Approved

ZONE CHANGE (Z-129-62) - APPLICATION OF MABEL E. LEE, for reclassification of property generally located on Weldon Place, between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4, legally described as follows:

Lots 15 and 16, Block 1, El Centro Addition Tract No. 1

ZONE CHANGE
Z-130-62

Approved

ZONE CHANGE (Z-130-62) - APPLICATION OF JOHN M. HAYES for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4, legally described as follows:

Lot 14, Block 1, El Centro Addition Tract No. 1

The Director of Planning, Mr. Donald J. Saylor, stated that the applications of John M. Hayes and Mabel E. Lee could be considered simultaneously inasmuch as they are adjoining properties; that applications were originally submitted for rezoning to R-5 and that they have now requested R-4 reclassifications; that there were no protests from neighboring property owners; and that the Planning Commission recommended approval.

Commissioner Levy moved that the following applications be APPROVED:

Application of Mabel E. Lee (Z-129-62) for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4.

Application of John M. Hayes (Z-130-62) for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4.

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

SUCCESSOR TO
TAYLOR & GUBLER

LAW OFFICES
V. GRAY GUBLER
SUITE 8 CORNET BUILDING 141 FREMONT STREET
POST OFFICE BOX 538
LAS VEGAS, NEVADA

TELEPHONE
GUBLER 2-4343

March 15, 1963

Honorable Mayor and
Board of City Commissioners
Las Vegas City Hall Building
Las Vegas, Nevada

Re: Application No. Z-120-62 *File*

Gentlemen:

My client, Mrs. Grace McCall Cornelius having previously been granted a zone variance for the property covered by the above application, such property being located generally at the Northwest corner of Ninth Street and Cass Avenue, Las Vegas, it is hereby requested that the above application be withdrawn and removed from your agenda.

Both Mrs. Cornelius and I appreciate your kindness and cooperation in the matter.

Sincerely yours,

V. Gray Gubler
V. Gray Gubler

VGG:dh

cc: Mrs. Chas. E. Cornelius
730 South Ninth Street
Las Vegas, Nevada

RECEIVED

MAR 18 1963



SUCCESSOR TO
TAYLOR & DUBLER

LAW OFFICES
V. GRAY GUBLER

SUITE 8 CORNET BUILDING - 401 FREMONT STREET
POST OFFICE BOX 1538
LAS VEGAS, NEVADA

TELEPHONE
GUBLEY 2-4143

MAY 11 1962

Honorable Mayor and
Board of City Commissioners
Las Vegas City Hall Building
Las Vegas, Nevada

File

Re: Application No. Z-120-62

Gentlemen:

My client, Mrs. Grace McFall Cornelius having previously
been granted a zone variance for the property covered
by the above application, such property being located
generally at the Northwest corner of Ninth Street and
Cass Avenue, Las Vegas, it is hereby requested that
the above application be withdrawn and removed from
your agenda.

Both Mrs. Cornelius and I appreciate your kindness and
cooperation in the matter.

Sincerely yours,

V. Gray Gubler

VGG:dh

cc: Mrs. Chas. E. Cornelius
730 South Ninth Street
Las Vegas, Nevada

File Z-120-62

March __, 1963

The Honorable Mayor and Board of City Commission
400 Stewart Street, City Hall
Las Vegas, Nevada

Gentlemen:

I wish to withdraw my application for the reclassification of my property generally located at the northwest corner of 9th and Gass Streets and referred to as Z-120-62.

Very truly yours,

Mrs. Grace McCall Cornelius

March 14, 1963

Mrs. Grace McCall Cornelius
730 South Ninth Street
Las Vegas, Nevada

RE: Z-120-62

Dear Mrs. Cornelius:

Your application for a change in zoning from R-1 to R-4 for property located at the northwest corner of 9th and Gass Streets was held in abeyance, pending disposition of your application for a Variance on the same property. You will remember that it was generally agreed that if the Variance were approved, there would be no need for a change in zoning.

I brought this matter to the attention of the Board of City Commissioners at their meeting last evening with a request that Z-120-62 be denied on the basis that there was no longer any need. The Commission felt that they would prefer to have you withdraw the application rather than deny it. The end result will be the same, your Variance which has been approved will allow you to do that which you request.

Assuming that you will agree to this procedure, I am enclosing a request to the Commission for your signature for withdrawal.

Sincerely,

Donald J. Saylor,
Director of Planning

DJS:phc

Enc. (1)

February 15, 1963

Mrs. Grace McCall Cornelius
730 South 9th Street
Las Vegas, Nevada

Dear Mrs. Cornelius:

Your application (Z-120-62) for reclassification of property generally located on the northwest corner of 9th Street and Gass Avenue from R-1 to R-4 has been held in ABEYANCE until the meeting of the Board of Commissioners of the City of Las Vegas to be held on March 13, 1963. This meeting will be held in the Council Chambers at City Hall, beginning at 4:00 p.m.

By a copy of this letter, I am also notifying your legal counsel, Mr. Gray Gubler, that this matter will be placed on the Agenda for the meeting of March 13, 1963.

Very truly yours,

(Mrs.) Vyrna Loparco
Acting Assistant City Clerk

vl

✓ cc - Mr. D. J. Saylor
Planning Department

January
Twenty-Fifth
1963

Miss Grace D. McCall
730 South Ninth Street
Las Vegas, Nevada

Re: Zone Change - Z-120-62

Dear Miss McCall:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application for reclassification of property generally located on the northwest corner of Ninth Street and Cass Avenue, from R-1 to R-4.

Upon motion duly made, seconded and carried, this application was held in abeyance.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

Jaf

cc - Public Works
✓cc - Planning

P E T I T I O N

TO THE HONORABLE MAYOR AND MEMBERS OF THE BOARD OF COMMISSIONERS
OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA:

GRACE McCALL CORNELIUS, having heretofore filed her Application to rezone property owned by her, located at the Southwest Corner of Cass Avenue and 9th Street, Las Vegas, Nevada, said property having frontage of 75 feet on 9th Street and 140 feet on Cass Avenue from R-1 to R-4 for the purpose of leasing the residence property located on the easterly portion of said property either for one or two medical or dental offices, a zone variance having been granted many years ago for the rear portion of said property, permitting the utilization thereof for a dental building, we, the undersigned property owners, owning property within 300 feet of said property belonging to Applicant hereby approve said request for change from R-1 to R-4 zoning, and hereby respectfully request that said Application be granted.

NAME:

ADDRESS:

Vernis Leonard

724 So 9th St

Gene Walsh

716 So 10th St

Wendell Dink

913 E Charleston

H.C. Olsen

714 So. 10th St

W. J. Langer

708 - S. 10th

Walter R. Roney

801 E. Charleston

Mary E. Dutton

717 South 9th St

Eileen Amante

725 So 8th

Carol W. Pierce

717 So. 8th

Frank M. Polling

703 So 8th

Quinn L. Comer

721 South 8th St

Anna Sagstetter

721 Cass Ave

Blanche Bennett

724 So 8th

Wm. E. Schwall

913 E Charleston Blvd

STATE OF NEVADA

SS:

COUNTY OF CLARK

I, the undersigned, GRACE McCALL CORNELIUS, hereby certify that I am the Applicant for zone change above referred to; that I personally circulated the above and foregoing Petition between January 12, 1963 and January 1963; that the persons who have signed the above and foregoing Petition in each instance are known to me and signed said Petition in my presence; and that the signatures hereinabove subscribed are the signatures of the

1 persons whose signatures they purport to be.

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Chas. E. Cornelius
~~Notary Public~~

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

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NOTARY PUBLIC, Clark County, State of
Nevada

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My Commission expires: April 22, 1965

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TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 120-52

Application of GRACE D. McCALL, 730 South 9th Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

Lots 17, 18, and 19, Block 14, Wardie Addition,

Generally located: **on the Northwest Corner of 9th Street and Cass Avenue,**

From: R-1 (Single Family Residence)

To: R-4 (Apartment Residence)

Planning Commission recommends denial on the basis of _____

subject to the following conditions:

Number of protests: 2
and Petition with 10 names

PLANNING DEPARTMENT
BY: _____

CC: City Attorney
mb

Mr. George Knowles appeared to protest.

Mrs. Lena Van Der Meer appeared to approve the application.

After discussion, Mr. Gilday moved that the application of V.D. and ANN EACHUS for the reclassification of property generally located between 2nd and 3rd Streets, Washington and Adams, from R-1 and R-4 to R-5 be denied, and to be referred to the Board of City Commissioners with the recommendation that the R-1 lots on the north, specifically lots 10, 11 and 12, Block 1 be rezoned to R-4 and that the remainder of the R-4 and R-1 lots remain as they are.

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

23. Z-120-62

Denied

Application of GRACE MC CALL for the reclassification of property legally described as lots 17, 18 and 19, Block 14, Wardle Addition, and generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4.

Mr. Saylor gave the staff report stating this was held in abeyance pending submittal of plot plans. He then presented the plot plans, stating that the Traffic Department had stated there is not sufficient off-street parking. He further stated he had on file a letter which made available 5 spaces on a piece of adjoining property. The record indicated two protests, and a petition of protest with 10 names attached.

Grace McCall appeared in her own behalf.

Mr. R. D. Coleman appeared to protest this application.

Glennis Leonard, owner of the adjoining property, appeared to approve the application, stating she would apply for rezoning of her property so that applicant could lease a portion of said property for the needed off-street parking facilities.

After discussion, Mr. Longley, Sr. moved that the application of GRACE MC CALL be approved.

This motion died due to the lack of a second.

After further discussion, Mr. Johnston moved that the application of GRACE MC CALL for the reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4 be denied.

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

AYES

Uehling
Mirabelli
Gilday
Johnston
Tiberti

NAYS

Longley, Sr.

ABSTAIN

The motion carried.

24. Z-123-62

Denied

Application of LANGSON CONSTRUCTION COMPANY, INC. for the reclassification of property legally described as that portion of the southwest quarter of Section 18, T20S, R61E, MDB&M,

January 10, 1963

Mrs. Grace McCall
730 South 9th Street
Las Vegas, Nevada

Dear Mrs. Mc Call:

This will confirm our conversation of recent date wherein we agree to make five parking spaces available on the corner of 9th and Cass Street directly west of your home located at 730 South 9th Street.

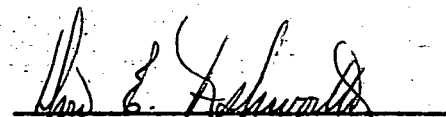
In granting you this permission, we must of necessity revoke this permission on thirty days written notice to you.

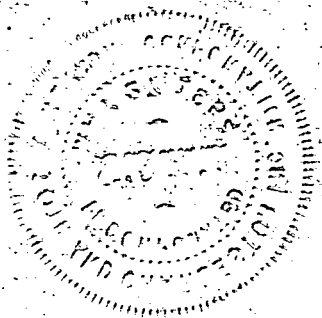
This revokable clause is to protect us should we care to sell the property or should we, at a later date, go into a building program on the property.

Respectfully submitted,

10TH AND CHARLESTON, INC.


Wendell Bunker, President


Don E. Ashworth, Secretary



Planning Department
400 Stewart Street

January 11, 1963

Mrs. Grace D. McCall
730 South 9th Street
Las Vegas, Nevada

Dear Mrs. McCall:

At the regular meeting of the City Planning Commission held on January 10, 1963, consideration was given to your request for the reclassification of property generally located on the northeast corner of 9th Street and Cass Avenue, from R-1 to R-4.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied.

This item will be heard by the Board of City Commissioners on January 23, 1963 at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-120-62

granted.

Mr. Eachus appeared in his own behalf.

Mr. Thomas Washington appeared to protest the application.

Mr. Mirabelli suggested that building plans be submitted so that the protestants as well as the Commission would know just what type of construction was intended.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of V. D. and ANN EACHUS for the reclassification of property generally located between 2nd and 3rd Streets, Washington and Adams, from R-1 and R-4 to R-5 be held in abeyance until such time that building plans are submitted to the Commission. Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

8. Z-120-62
Abeyance

Application of GRACE MC CALL for the reclassification of property legally described as lots 17, 18, and 19, Block 14, Wardle Addition, and generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4.

Mr. Saylor gave the staff report and stated that this parcel had for many years been used for professional offices, utilizing a Use Permit. Staff recommends that this application be held in abeyance until such time that plot plans are submitted, noting the additional professional offices and showing the off-street parking facilities.

The Chairman declared the public hearing open.

Grace McCall appeared in her own behalf.

Mr. R. D. Coleman appeared to protest the rezoning.

Mary Coleman appeared to protest.

Mr. Lynsom appeared and stated his approval.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of GRACE MC CALL for the reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4 be held in abeyance pending submittal of plot plans. Mr. Johnston seconded the motion and the vote was carried unanimously.

9. Z-121-62
Approved

Application of VEGAS VALLEY CORPORATION for the reclassification of property legally described as that portion of the southeast quarter of the northeast quarter of Section 27, T20S, R61E, MDB&M described as follows: Commencing at the southeast corner of the northeast quarter of said section 27; thence north along the section line 615.5 feet to the point of beginning; thence at a right

**Planning Department
400 Stewart Street**

December 17, 1962

**Grace McCall
730 South 9th Street
Las Vegas, Nevada**

Dear Mrs. McCall,

At the regular meeting of the City Planning Commission held on December 13, 1962 consideration was given your request for reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4.

It was voted by the Planning Commission to hold this item in abeyance until the next regular meeting of the City Planning Commission on January 10, 1963, at 4:00 PM.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-120-62

PROPERTY OWNERS

PROTESTS

Richard D Coleman
704 So 9th
Las Vegas Nev.

Petition with 10
names.

Joseph Masanovich
625 So 8th St

APPROVALS

File No.

9-120-62

NOTICE OF PUBLIC HEARING

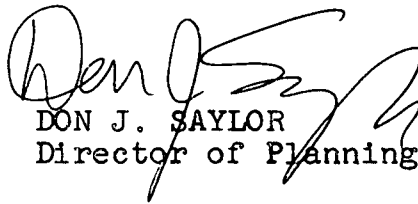
December 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 1962, at 7:30 P.M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-120-62 GRACE MCCALL FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOTS 17, 18, AND 19, BLOCK 14,
WARDIE ADDITION, AND GENERALLY LOCATED ON THE
NORTHWEST CORNER OF 9th STREET AND GASS AVENUE,
FROM: R-1 (Single Family Residence)
TO: R-4 (Apartment Residence)

Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification, 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:rm

Las Vegas, Nevada
Jan. 8, 1963

To whom it may concern:

I the undersigned do agree to lease to Mrs. Grace Mc Call the back half of my lot for parking. Said property adjoining Mrs. Mc Call's.

SIGNED

Vennis Leonard

**Planning Department
400 Stewart Street**

January 3, 1963

**Grace McCall
730 South 9th Street
Las Vegas, Nevada**

Dear Mrs. McCall,

Your request for a reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4 which was on the agenda of the City Planning Commission meeting of December 13, 1962 and held in abeyance until the regular meeting of the City Planning Commission on January 10, 1963 at 4:30 PM has been rescheduled to 7:30 PM the same date.

Yours truly,

**Don J. Saylor
Director of Planning**

DJS:eb

**cc: Mr. Richard Coleman
704 South 9th Street
Las Vegas, Nevada**

Z-120-62

ProTest

The City Planning Board & the Zoning Commission spent 18 mos. on a rezoning ordinance. Out of this came a new Zoning Map which created an island of R-1 homes in the mature part of town, surrounded by multiple dwelling & commercial zones. This island comprises upper-price well-maintained homes in a stable area. It is not desirable to have this island subjected to erosion by applications for rezoning or variances every couple of months.

Joseph Nosanchuck

625 S. 8th St.

Corner Garces

Protests

Dec. 10, 1962

The undersigned residents and property owners object to the reclassification of lots 17, 18, and 19, Block 14, Wardie

Addition, and respectfully request that the petition of Mrs. Grace

McCall be denied:

Mildred Smyth	1	710 So. 9th
Mildred Smyth	1	525 So. 9th
Donald Ferguson	2	707 So 8
Richard Coleman	3	704 So 9th
John Conway	4	630 So. 9th
Ida Gondovitch	5	714 So 9th
Bonita Mae Weinstein	6	720 So. 9th.
Afton J. Cox	7	711 So 9th
Joseph Nosanchuk	8	625 So. 8th
Joe Vung	9	707 So. 9th

704 South 9th Street
Las Vegas, Nevada

December 5, 1962

Mr. Don J. Saylor
Director of Planning
City of Las Vegas

Dear Mr. Saylor:

*Protest
make note in
both files*

RE: Z-120-62 and Z-124-62

Mrs. McCall made a request for this same reclassification under planning board action number Z-76-62, and I was instrumental in obtaining the recorded objection of five property owners and one resident of the immediate area. You presented the information to the board and appeared to feel that approval of the request made little difference. Upon specific question, you recommended approval and the board did so. I then appeared before the City Commission in opposition and obtained reversal of the Planning Commission action.

My arguments against the reclassification have not changed since September 13, and I feel that the action of the City Commission in denying the request has added the weight of acceptance.

Although the area involved is old by Las Vegas standards, it is relatively new by the standards of these areas. It is over 80% occupied by owner residents and the present variance does not affect the residential atmosphere. Many who have purchased there within the past few years took reassurance in the classification of the area even though apartment and commercial areas are nearby.

These same arguments apply to the request by Mrs. Walsh (Z-124-62) for lower classification on 10th Street. This area is kept up and it is in the best interests of the majority of property owners to maintain the highest classification which can be justified by the current use and maintenance of the property.

It is my intention to appear in opposition to these requests and I urge you to defend the majority of the property owners by recommending disapproval in both instances.

Sincerely,

Richard D. Coleman
Richard D. Coleman

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the A-1 Use District to a R-4 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

Lot 17-18-19-

Block 14

Wardie Addn.

Generally located on the northwest corner of
9th St. and Las Vegas Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Grace A McCall

being duly sworn, depose and say that I am (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: (In Ink) Grace A McCall Mailing Address: 730 So. 9th Phone No.: 264-4184

Subscribed and sworn to before me this 17th day of Oct., 19 62

A. Tsoumas Sept. 2, 1963
Notary Public in and for said County and State My Commission expires

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 27, Chapter 24, of the Las Vegas City Code.

Filed: Oct. 17, 1962

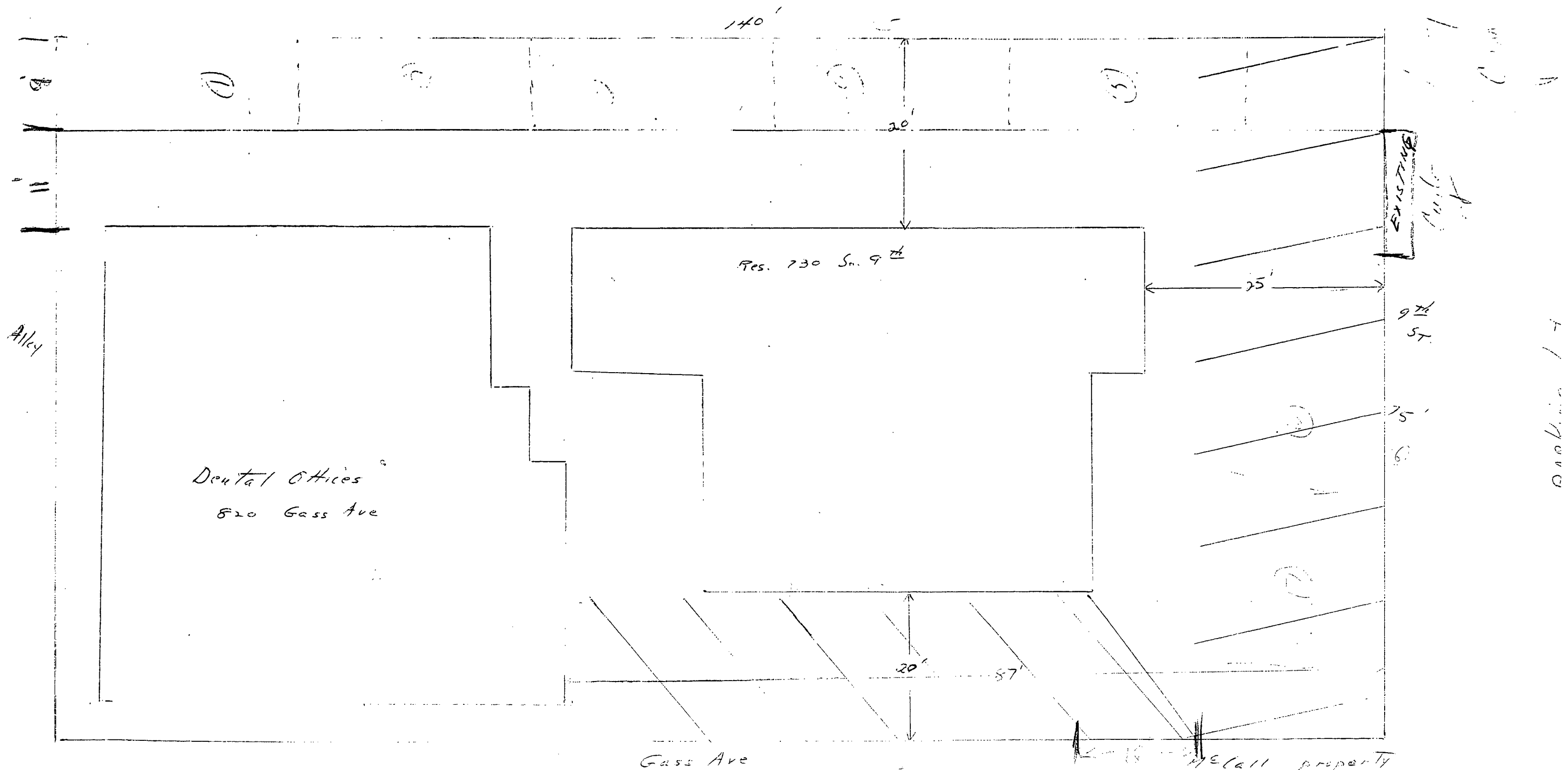
Fee: \$ 60.00

Receipt No.: 50504

Case No.: Z-120-62

By: A/S
Director of Planning

11/14/62



Application for rezoning from R1 to PL
for professional or business office

McCall property
Only Lots 17-18-19 block 14
Wardie Addition