

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0124-62

APN 139-34-810-105

Location W of 10th St btw Gass & Garces

Applicant Gwendolyn E. Walsh

Subject

Reclassification of property legally
described as Lots 23 and 24, Block 21,
Wardie Addition.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>Mjfe</i>
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.		<i>PJH</i> <i>RM</i>
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.	✓ ✓ ✓ ✓	
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO:

J-124-62

MEETING DATE:

Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

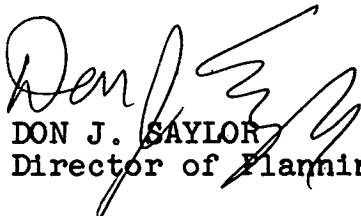
DECEMBER 13, 1962

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-124-62 GWENDOLYN E. WALSH FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS LOTS 23
AND 24, BLOCK 21, WARDIE ADDITION, AND
GENERALLY LOCATED ON THE WEST SIDE OF SOUTH
10th STREET BETWEEN GASS AVE. AND GARCES
AVE.,
FROM: R-4 (Apartment Residence)
TO: C-1 (Limited Commercial)

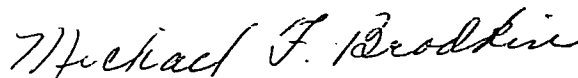
Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

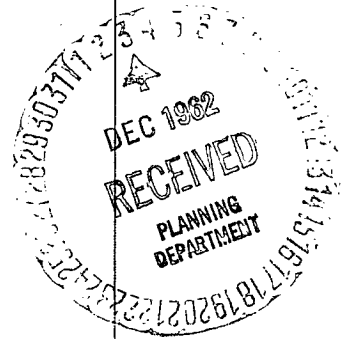

DON J. SAYLOR
Director of Planning

DJS:rm

Gentlemen:

We approve of the above mentioned change from R-4 to C-I


Michael F. Brodtkin



PROPERTY OWNERS

PROTESTS

Richard D Coleman /
704 So 9th (letter in
Las Vegas Nev. file 7-120-62

Petition with
10 names.

APPROVALS

Michael J Brodsky
9735 Wilshire Blvd
Beverly Hills Calif.
(Lot 14 & 15 Blk 23)

Petition with
4 names.

File No. 7-124-62

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 R 4 Use District to a C 1 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 \$ 55.00.

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

Lots 23 and 24 in Block 21 of Wardie Addition

Generally located on the west side of south 10th St
between Gass Ave and Garces Ave.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Gwendolyn E. Walsh

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) Gwendolyn E. Walsh Mailing Address: 716 5010th Phone No.: DW 2-3556

Subscribed and sworn to before me this 2nd day of Nov., 19 62

Clark Harsey May 29, 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: Nov. 2, 19 62

Fee: \$ 55.00

Receipt No.: 50515

Case No.: 2-124-62

By: [Signature]
Director of Planning

11/14/62

**MINUTES
CITY PLANNING COMMISSION**

July 11, 1963

A regular meeting of the City Planning Commission was called to order at 7:30 PM by Chairman Cahlan, in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Gilday, Johnston, Longley, Sr., and Uehling.

ABSENT: Messrs. Mirabelli and Empey, and City Manager Fletcher.

STAFF PRESENT: Planning Analyst Harold Foster and Recording Secretary Esther Borden.

MINUTES: Upon motion by Mr. Gilday and seconded by Mr. Johnston and carried by a unanimous vote, the Minutes of the regular meeting of June 13, 1963 were approved as mailed. Upon motion by Mr. Johnston and seconded by Vice-Chairman Tiberti, and carried by a unanimous vote, the Minutes of the regular meeting of June 25, 1963 were approved as mailed.

OLD BUSINESS:

1. Z-124-62

Withdrawn

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as Lots 23 and 24, Block 21, Wardle Addition and generally located on the west side of South Tenth Street between Gass Avenue and Garces Avenue, from R-4 to C-1. Mr. Foster stated that the applicant had requested that this item be withdrawn. Chairman Cahlan ruled that the application of GWENDOLYN E. WALSH, Z-124-62, be withdrawn.

NEW BUSINESS:

2. CHARLESTON HILLS
UNIT NO. 4

Final Map

Approved

Mr. Foster presented the final map of CHARLESTON HILLS UNIT NO. 4, pointing out the general location. He stated that the plat is in conformity with the approved tentative map and Staff recommended approval. After discussion, Vice-Chairman Tiberti moved that the final map of CHARLESTON HILLS UNIT NO. 4 be approved and the Secretary authorized to certify this approval on said map. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

3. WASHINGTON SQUARE
UNIT NO. 2

Final Map

Approved

Mr. Foster presented the final map of WASHINGTON SQUARE UNIT NO. 2, pointing out the general location. He stated that the plat is in conformity with the approved tentative map and Staff recommended approval. After discussion, Mr. Johnston moved that the final map of WASHINGTON SQUARE UNIT NO. 2 be approved and the Secretary authorized to certify this approval on said map. Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

4. WASHINGTON SQUARE
UNIT NO. 3

Final Map

Approved

Mr. Foster presented the final map of WASHINGTON SQUARE UNIT NO. 3, pointing out the general location. He stated that the plat is in conformity with the approved tentative map and Staff recommended approval. After discussion, Vice-Chairman Tiberti moved that the final map of WASHINGTON SQUARE UNIT NO. 3 be approved and the Secretary authorized to certify this approval on said map.

Richard D. Coleman
704 South 9th Street
Las Vegas, Nevada
July 3, 1963

Planning Department
400 Stewart Avenue
Las Vegas, Nevada

Attention: Mr. Saylor
Director of Planning

7-124-62

Dear Mr. Saylor:

The matter of reclassification of the property on Tenth Street has been brought up for consideration at the next regular meeting of the Planning Commission. The letter from your office did not specify a date for the meeting and I started a two weeks vacation on July 1st. As you well know I would appear personally in opposition to the reclassification, if at all possible.

My arguments have been stated before and they all point toward the preservation of the R-1 classification for the area of my home. In attending several meetings at which reclassification has been sought I have detected a startling lack of candor. The ostensible purpose for which the reclassification is sought is frequently quite innocuous, but the approval opens the door to the most undesirable use permitted in that classification. In the case of the Walsh application, her presentation regarding the purpose of the action carries a startling lack of conviction. I can not avoid the feeling that her real purposes have not been revealed.

I earnestly plead for your careful review of the facts and the disastrous results which approval might have on the neighborhood. I fail to understand how the deliberate downgrading of this area can contribute to orderly progress in Las Vegas. Commercial activities on small streets off main thoroughfares are at best marginal. Even the small businesses on Maryland Parkway and Charleston seem to be having trouble (judging from the frequent changes of building occupancy) and Maryland Parkway is a main artery. How then can the insinuation of commercial use on Tenth be of sufficient value to the community that private residences must be sacrificed to the inevitable downgrading? My concern is for the resulting changes which will have to be made when the owners of R-1 property across the street from me, on the east side of Ninth Street, seek relief from the cooking odors, noise and confusion of traffic and deliveries that commercial use of the property behind them will bring.

Whether or not Mrs. Walsh submits suitable plans prior to Commission consideration of her petition, I remain irrevocably opposed to the reclassification. I plead for greater consideration by your office of the adverse effects which actions of this type would have on adjacent and nearby property.

Yours very truly,

Richard D. Coleman

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

2. Z-124-63

Abeyance

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as Lots 23 and 24, Block 21, Wardle Addition, and generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1.

Mr. Foster stated that this item had been pending for several months upon receipt of plot plans. He requested permission from the Commission to contact the applicant with the request to submit the plot plans so that some action could be taken on this item.

After discussion, Mr. Mirabelli moved that the applicant be notified that the Commission would act upon this item at the next regular meeting of the Commission.

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

3. Z-27-63

Abeyance

Application of REBECCA SALTON for the reclassification of property legally described as the north half (N 1/2) of Lot 19, Lot 20, and the south half (S 1/2) of Lot 21, Block 31, South Addition, and generally located on the west side of South 7th Street between Hoover and Gass Avenues, from R-4 to C-1.

Mr. Foster stated that this item too had been held in abeyance for sometime pending clarification from the City Attorney whether or not the use the applicant intended could be classified as a professional office, and if so the same result could be obtained through a Use Permit in this zone, and the need for reclassification to C-1 would not be necessary. The applicant was to contact the City Attorney. Mr. Foster requested permission to contact the applicant notifying him of the desire to act on this item. After discussion, Mr. Johnston moved that this item be continued in abeyance, and that the Planning Staff contact the City Attorney for clarification of the intended use. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

4. Z-78-63

Abeyance

Application of LLOYD T. JONES for the reclassification of property legally described as the north 200 feet of the west 200 feet of the southwest quarter (SW 1/4) of Section 30, T20S, R61E, MDB&M, and generally located on the southeast corner of Decatur Boulevard and Washington Avenue, from R-E to C-1.

Mr. Foster pointed out the general location and reviewed the history of this item, stating that the Commission had considered this item, and had forwarded it to the Board of City Commissioners with the recommendation of denial. However, the City Commissioners referred the item back to the Planning Commission, as the applicant requested to present the overall tentative development plan of the entire parcel, of which this specific item is a portion thereof. It is now requested that the Planning Commission review this specific item, as a part of an overall development plan of the whole parcel. Mr. Foster further stated that the applicant had requested that it be held in abeyance as the plot plan is not quite complete. After discussion, Mr. Mirabelli moved that the application of LLOYD T. JONES for the reclassification of property generally located on the southeast corner of Decatur Boulevard and Washington Avenue, from R-E to C-1, be held in abeyance until the regular meeting of the Planning Commission on July 23, 1963.

Mr. Uehling seconded the motion and it was carried by a unanimous vote.

GWENDOLYN E. WALSH
BROKER

Gwen Walsh's

STATE REALTY COMPANY

716 SOUTH 10TH STREET
LAS VEGAS, NEVADA
DUDLEY 2-3556

July 2, 1963

Mr. Don J. Saylor
Planning Department
400 Stewart Avenue
Las Vegas, Nevada

Gentlemen:

In reference to my request for reclassification of my property from R-4 to C-1 I wish to withdraw my application at this time.

Due to a recent illness I have not been able to fulfill my plans concerning this property.

Thank you for your consideration of this matter.

Sincerely,

Gwen Walsh

GWEN WALSH'S STATE REALTY CO.

**Planning Department
400 Stewart Avenue**

June 27, 1963

**Gwendolyn E. Walsh
716 South 10th Street
Las Vegas, Nevada**

Dear Miss Walsh,

At the regular meeting of the City Planning Commission held on June 25, 1963, your request for the reclassification of property generally located on the west side of South 10th Street between Cass and Garces Avenues from R-4 to C-1 was reviewed. This item has been held in abeyance pending the submittal of plot plans.

It was voted by the Planning Commission to continue holding this item in abeyance until the next regular meeting of the City Planning Commission, at 4:00 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, at which time action will be taken for referral to the Board of City Commissioners.

Yours truly,

DON J. SAYLOR

**By Harold Foster
Planning Analyst**

DJS:HF:eb

cc: R. D. Coleman

and Smoke Ranch Road, from C-2 and R-E to R-T and R-4, be denied.

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

AYES

NAYS

ABSTAIN

Uehling
Longley, Sr.
Johnston
Mirabelli
Tiberti

Gilday

The motion carried.

25. Z-124-62
Abeyance

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as lots 23 and 24, Block 21, Wardie Addition, and generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1.

Mr. Saylor stated that this application had been held in abeyance at a previous meeting pending the submittal of plot plans, and that the applicant had requested that it again be held in abeyance until she had submitted the requested plot plans.

After discussion, Mr. Mirabelli moved that the application of GWENDOLYN E. WALSH for the reclassification of property generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1 be held in abeyance, and that whenever rescheduled, that Mr. R. D. Coleman, a protestant be notified.

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

26. Z-129-62
(Amended)
Approved
Public Hearing

Application of MABEL E. LEE (Amended) for the reclassification of property legally described as lots 15 and 16, Block 1, El Centro Addition Tract No. 1, and generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4.

Mr. Saylor gave the staff report stating this application had been before the Commission for rezoning to R-5. It was forwarded to the Board of City Commissioners and they referred it back to the Planning Commission amended to be rezoned to R-4. Staff recommends approval.

The Chairman declared the public hearing open.

No one appeared to approve or protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of MABEL E. LEE (Amended) for the reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4 be approved.

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

Letter
when notifying
Walsh of scheduling

cc: to

K D Coleman

**Planning Department
400 Stewart Street**

January 15, 1963

**Gwendolyn E. Walsh
716 South 10th Street
Las Vegas, Nevada**

Dear Miss Walsh,

Your request for a reclassification of property generally located on the west side of South 10th Street between Cass Avenue and Garces Avenue, from R-4 to C-1 which was on the agenda of the City Planning Commission meeting of January 10, 1963 was held in abeyance pending receipt of plot plans.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-124-62

GWENDOLYN E. WALSH
BROKER

Gwen Walsh's

STATE REALTY COMPANY

716 SOUTH 10TH STREET
LAS VEGAS, NEVADA
DUDLEY 2-3556



January 7, 1963

7-124

Las Vegas Planning Department
400 Stewart Street
Las Vegas, Nevada

Attention: Chairman

Gentlemen:

In accordance with my request for reclassification of my property located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1 which was on the agenda of the City Planning Commission meeting of January 10, 1963, I am asking for an extension of thirty days due to the fact that I have been unable to submit my building plans at this time.

Very truly yours,

GW/bm

Gwen Walsh
Gwen Walsh



**Planning Department
400 Stewart Street**

January 3, 1963

**Gwendolyn E. Walsh
716 South 10th Street
Las Vegas, Nevada**

Dear Miss Walsh,

Your request for a reclassification of property generally located on the west side of South 10th Street between Cass Avenue and Garces Avenue, from R-4 to C-1 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 St
Las Vegas, Nevada**

Z-124-62

side of Highway 95 between Decatur Boulevard and Smoke Ranch Road from C-2 and R-E to R-T and R-4, be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

12. Z-124-62
Abeyance

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as lots 23 and 24, Block 21, Wardie Addition, and generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1.

Mr. Saylor gave the staff report. This property is now being used for a professional office, and stated the applicant wanted to add an additional office, which could be permitted by a Use Permit. Staff has no recommendation.

The Chairman declared the public hearing open.

Mr. Coleman appeared to protest presenting a petition with 9 signatures of property owners in this area.

Mrs. Walsh appeared in her own behalf and presented a petition of property owners in approval.

Glenns Leonard appeared to approve this application.

Mrs. Kyle appeared giving her approval.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr. moved that the application be approved with restrictions.

This motion died due to the lack of a second.

Mr. Mirabelli moved that the application of GWENDOLYNE E. WALSH for the reclassification of property generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1 be held in abeyance until such time that plot plans are submitted.

Mr. Uehling seconded the motion and the vote was carried unanimously.

13. Z-125-62
Approved

Application of ROUND-UP REAL ESTATE, INC. for the reclassification of property legally described as:

Parcel No. 1, the south 220 feet of the west half of the northeast quarter of the southeast quarter and the south 220 feet of the east half of the east half of the northwest quarter of the southeast quarter of Section 20, T20S, R61E MDB&M, from R-E to R-1.

Parcel No. 2, the west half and the west half of the east half of the northwest quarter of the southeast quarter of Section 20, T20S, R61E, MDB&M from R-E to R-4, and generally located between Vegas Drive and College Avenue west of Tonopah Drive.

Mr. Saylor gave the staff report. There are no protestants on file and staff recommends approval.

**Planning Department
400 Stewart Street**

December 17, 1962

**Gwendolyn E. Walsh
716 South 10th Street
Las Vegas, Nevada**

Dear Mr. Walsh,

At the regular meeting of the City Planning Commission held on December 13, 1962 consideration was given your request for the reclassification of property generally located on the west side of South 10th Street between G ss Avenue and Garces Avenue, from R-4 to C-1.

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-124-62

Dec. 10, 1962

The undersigned residents and property owners object to the
downgrading of their home neighborhood and respectfully request that
the petition of Gwendolyn Walsh for reclassification of lots 23 and 24,
Block 21, Wardie Addition, be denied:

Mildred Smyth - 710 - So. 9th
Mildred Smyth - 525 - So. 9th
Donald Ferguson 707 So 8
Richard Coleman 704 So 9th
John Conway - 630. So. 9th
Ida Goudovitch - 714 So 9th
Berta Mae Weinstein 720 So. 9th
Apton I. Cox 711 So, 9th
Joseph Nosanchuk 625 S. 8th St.
James Cunningham 707 S. 9th

GWENDOLYN E. WALSH
BROKER



Gwen Walsh's

STATE REALTY COMPANY

716 SOUTH 10TH STREET
LAS VEGAS, NEVADA
DUDLEY 2-3556

December 11, 1962

TO: LAS VEGAS PLANNING BOARD

RE: Re-zoning property at 716 South 10th Street
from R-4 to C-1.

We, the owners of property located on South 10th Street
in the 700 block of Clark County, Las Vegas, Nevada do
hereby give our approval for the re-zoning of the above
mentioned property from R-4 to C-1.

*Mrs Simon D. Keil
700 South 10th St
Las Vegas NV.*

*Mrs Josephine Lanyon
708 So - 10 St*

*Mr. & Mrs. H.C. Oden
714 So. 10th St.*

Edith Martin 703 So 10th