

# Planning & Development Department

## Scanning Cover Sheet

Case No            Z-0151-62

APN                139-34-810-112

Location           E of 10th btw Bonneville & Garces

Applicant           William Peccole

Subject

Reclassification of property legally  
described as Lots 7 and 8, Block 23, Wardie  
Addition.



# CHECK LIST -- FOR PROCESSING APPLICATIONS

|     | TO BE DONE                                                                                                                                                                                   | CHECK IF<br>DONE | BY          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|
| 1.  | Check the legal and general description with Mel.                                                                                                                                            | ✓                | RM          |
| 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.<br>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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>b. Put one copy rough draft in folder.                                  | ✓<br>✓<br>✓      | "<br>"<br>" |
| 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.<br>a. Type property owner's list.<br>b. Type envelopes.<br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. |                  |             |
| 12. | Prepare Legal Notice for newspapers.<br>a. Call newspapers and have messenger pick up legals.                                                                                                |                  |             |
| 13. | Ask Don regarding Resolutions.                                                                                                                                                               |                  |             |

FILE NO: Z-151

MEETING DATE: Jan. 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Z-151-62

Pecale

4-116-4

4-117-89

4-153-1 thru 12 (all)

4-154-1 " 13 (all)

4-157-1

4-158-1, 2, 3, 6, 7

4-161-9 thru 14

D  
R  
A  
F  
T

NOTICE OF PUBLIC HEARING

JANUARY 10, 1963

D  
R  
A  
F  
T

December 26, 1962

Notice is hereby given that on January 10, 1963, at 7:30 PM  
In the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning  
Commission will hear the application of:

Z-151-62 WILLIAM PECCOLE FOR THE RECLASSIFICATION OF PROPERTY  
LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 23, WARDIE  
ADDITION. GENERALLY LOCATED ON THE ~~WEST~~ <sup>east</sup> SIDE OF  
TENTH STREET BETWEEN BONNEVILLE AVENUE AND GARCES  
AVENUE,  
FROM: R-1 (Single Family Residence)  
TO : R-3 (Limited Multiple 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  
reclassifications, 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

A Recessed Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 24th day of January, 1963, was called to order by the Mayor, Mayor Oran K. Gragson, at the hour of 10:00 a.m. The following members present:

|              |                     |
|--------------|---------------------|
| Mayor        | Oran K. Gragson     |
| Commissioner | Reed Whipple        |
| Commissioner | Philip M. Mirabelli |

ABSENT (EXCUSED)

|              |                |
|--------------|----------------|
| Commissioner | E. W. Fountain |
| Commissioner | Harry C. Levy  |

STAFF PRESENT:

|                         |                    |
|-------------------------|--------------------|
| City Manager            | Verlyn L. Fletcher |
| City Attorney           | Sidney R. Whitmore |
| Director of Planning    | Donald J. Saylor   |
| Fire Chief              | C. D. Williams     |
| Acting Asst. City Clerk | Vyrna M. Loparco   |

ZONE CHANGE  
Z-151-62

Denied

ZONE CHANGE (Z-151-62) - APPLICATION OF WILLIAM PECCOLE for reclassification of property generally located on the east side of Tenth Street, between Bonneville Avenue and Garces Avenue, from R-1 to R-3, legally described as follows:

Lots 2 and 4, Block 23, Wardle Addition.

The Director of Planning, Mr. Donald J. Saylor: This application is to change one building site from R-1 to R-3. The adjoining area is all R-1, and the Planning Commission recommended denial of this request for spot zoning. There were 2 petitions of protest with 24 names.

Commissioner Mirabelli moved that the application of William Peccole (Z-151-62) for reclassification of property generally located on the east side of Tenth Street, between Bonneville Avenue and Garces Avenue, from R-1 to R-3, be DENIED.

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

ZONE CHANGE  
Z-152-62

Approved

ZONE CHANGE (Z-152-62) - APPLICATION OF CHARLESTON HEIGHTS HOSPITAL, INC. for reclassification of property generally located on Jones Boulevard, between College Avenue and Smoke Ranch Road, and on College Avenue, between Jones Boulevard and Michael Way, from R-1 to R-3, legally described as follows:

The west 210 feet and the south 190 feet, except the easterly 150 feet of the Northwest Quarter (NW-1/4) of Section 24, Township 20 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This is an application for rezoning to allow apartments in one of the newly annexed areas in the northwest section of the City. This is a 160 acre proposed development and the application is for a row of R-3 apartments along the two street sides, and is pretty much in accord with our policy of permitting this type of development, especially in

January 25, 1963

Mr. William Peccole  
1800 East Charleston  
Las Vegas, Nevada

Dear Mr. Peccole:

Re: ZONE CHANGE - Z-151-62

At the Recessed Meeting of the Board of Commissioners of the City of Las Vegas, held on January 24, 1963, consideration was given to your application for reclassification of property generally located on the east side of Tenth Street, between Bonneville Avenue and Garces Avenue, from R-1 to R-3.

Upon motion duly made, seconded and carried, this application was DENIED.

Very truly yours,

(Mrs.) Vyrna M. Loparco

Acting Assistant City Clerk

cc - Public Works Department  
✓cc - Planning Department

AYES

NAYS

ABSTAIN

Uehling  
Gilday  
Johnston  
Longley, Sr.  
Tiberti

Mirabelli

The motion carried.

39. Z-151-62  
Denied

Application of WILLIAM PECCOLE for the reclassification of property legally described as lots 7 and 8, Block 23, Wardle Addition and generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3. Mr. Saylor gave the staff report, stating this application had been before this Board and the City Commissioners about 2 years ago and had been denied at that time. This is strictly a case of spot zoning. Staff recommends denial. The record indicated a petition of protest with 13 property owners listed. The Chairman declared the public hearing open. Mr. R. D. Coleman appeared to protest. There were several other protestants in the audience who were not recognized by name by the Chairman due to the time element. The Chairman declared the public hearing closed. After discussion, Mr. Mirabelli moved that the application of WILLIAM PECCOLE for the reclassification of property generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3 be denied. Mr. Johnston seconded the motion and the vote was unanimous.

40. Z-152-62  
Approved

Application of CHARLESTON HEIGHTS HOSPITAL, INC. for the reclassification of property legally described as the west 210 feet and the south 190 feet, except the easterly 150 feet of the northwest quarter of Section 24, T20S, R60E, MDB&M. And generally located on Jones Boulevard between College Avenue and Smoke Ranch Road, and on College Avenue between Jones Boulevard and Michael Way, from R-1 to R-3. Mr. Saylor gave the staff report. He stated he felt this was good planning, for if we are to have apartments, they should be completed prior to the building of single family homes. In presenting the plot plan, stated here possibly was a problem of vehicular access, and would require an alley to the rear out to College on the west side of the parcel. The record indicated no protests. The Chairman declared the public hearing open. Mr. Becker appeared in his own behalf. Mr. William Covey appeared to protest this application. He is a resident in the county whose property is more than half a mile away.

TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 151-62

Application of WILLIAM PECCOLE, 1800 East Charleston, Las Vegas, Nevada  
(Name and Address)

for reclassification of property legally described as:

Lots 7 and 8, Block 23, Wardie Addition,

Generally located: on the east side of Tenth Street between Bonneville  
Avenue and Garces Avenue,

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends denial on the basis of \_\_\_\_\_

subject to the following conditions:

Number of protests: 2 also Petition with 24 names PLANNING DEPARTMENT

CC: City Attorney

BY: \_\_\_\_\_

mb

Planning Department  
400 Stewart Street

January 11, 1963

Mr. William Peccole  
1800 East Charleston  
Las Vegas, Nevada

Dear Mr. Peccole:

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 east side of Tenth Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3.

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-151-62

NOTICE OF PUBLIC HEARING

January 10, 1963

*Protest*

December 26, 1962

Notice is hereby given that on January 10, 1963, 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-151-62

WILLIAM PECCOLE FOR THE RECLASSIFICATION OF PROPERTY  
LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 23, WARDIE  
ADDITION. GENERALLY LOCATED ON THE EAST SIDE OF  
TENTH STREET BETWEEN BONNEVILLE AVENUE AND GARCES  
AVENUE,

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple 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*  
DON J. SAYLOR  
Director of Planning

*Jan. 8, 1963*

*Gentlemen:*

*We the undersigned, as owners of  
Lots 6 & 7 and S 1/2 Lot 5 of Wardie Addition,  
namely 611 S. 9th Street, do hereby protest  
the above reclassification of the property  
(owned) by William Peccole. Colman & W. Hooyne  
requested*  
*Joseph A. Hooyne*

DJS:mb

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

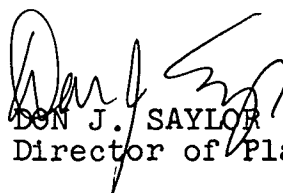
Notice is hereby given that on January 10, 1963, at 7:30 P.M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-151-62 WILLIAM PECCOLE FOR THE RECLASSIFICATION OF PROPERTY  
LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 23, WARDIE  
ADDITION. GENERALLY LOCATED ON THE EAST SIDE OF  
TENTH STREET BETWEEN BONNEVILLE AVENUE AND GARCES  
AVENUE,

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

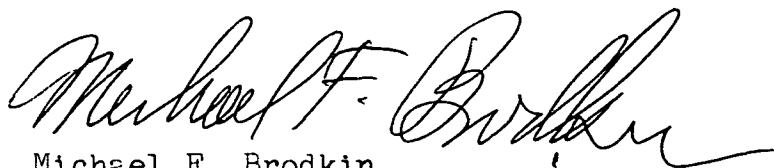
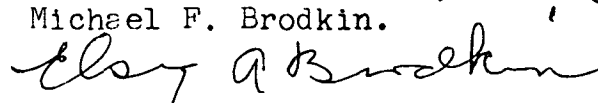
Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

  
DON J. SAYLOR  
Director of Planning

DJS:mb

Dec. 29, 1962

We approve of the above mentioned reclassification  
to R-3.

  
Michael F. Brodtkin.  


PROPERTY OWNERS

PROTESTS

(Eolany D Hooghe)  
Joseph D Hooghe  
Box 519  
Las Vegas.

APPROVALS

Michael J Brodken  
9735 Wilshire  
Beverly Hills Calif  
(Lot 14/15 Bk 23)

FILE No. Z-151-62

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 R-1 Use District to a R-3 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 Seven (7) and Eight (8), Block Twenty-three (23) Wardie Addition (to

Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 13, in

the Office of the County Recorder, Clark County, Nevada.)

Generally located on the East side of Tenth St  
between Bonneville Ave and Garces Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, William Peccole

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)

Mailing Address:

Phone No.:

✓ William Peccole 1800 E Charleston Rm 2-1431

Subscribed and sworn to before me this 11<sup>th</sup> day of Dec, 1962

Notary Public

EDNA DRASKOVIC

My Commission Expires Dec. 22, 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: 12/17, 19 62

Fee: \$ 55.00

Receipt No.: 50549

Case No.: 7-151-62

By: [Signature]  
Director of Planning

1/10/62