

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0042-63

APN                139-32-801-010

Location            NEC & NWC of Charleston & Shetland

Applicant            Ozzie & Cynthia Kraft, et al

Subject

Reclassification of property legally described as the West 130' of the South 230' of the East 1/2 of the SW 1/4 of the SE 1/4 of the SW 1/4, Section 32, Township 20 South, Range 61 East, MDB&M, and the South 190' of the SW Quarter of the SW Quarter of the SW Quarter of Section 32, Township 20 South, Range 61 East, MDB&M.



PROPERTY OWNERS

PROTESTS

Harold McKay  
1625 E San Francisco  
LU

Mrs R W Kelly  
3009 W Charleston

Marjorie & E. Thayer Bigelow  
1110 Strong Dr.

APPROVALS

Jack Screen  
3100 W Washington

FILE No.

2-42-63

CHECK LIST -- FOR PROCESSING APPLICATIONS

- |     | TO BE DONE                                                                                                                                                                                   | CHECK IF<br>DONE | BY |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|
| 1.  | Check the legal and general description with Mel.                                                                                                                                            |                  |    |
| 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.                                  |                  |    |
| 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 legal.                                                                                                 |                  |    |
| 13. | Ask Don regarding Resolutions.                                                                                                                                                               |                  |    |

FILE NO: Z-42-63

MEETING DATE: March 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

**NOTICE OF PUBLIC HEARING**

**March 14, 1963**

**February 27, 1963**

Notice is hereby given that on March 14, 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:

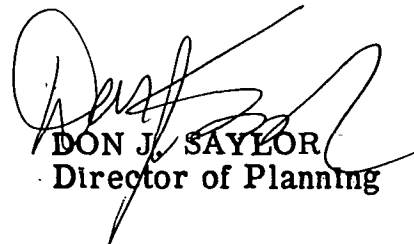
Z-42-63

OZZIE & CYNTHIA KRAFT AND CLARENCE E. FERRIEL FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST 130 FEET OF THE SOUTH 230 FEET OF THE EAST HALF (E 1/2) OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4, SECTION 32, T20S, R61E, MDB&M, AND THE SOUTH 190 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE NORTHEAST AND THE NORTHWEST CORNERS OF WEST CHARLESTON BOULEVARD AND SHETLAND ROAD.

FROM: R-1 (Single Family Residence)  
and R-E (Residence Estates)

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

Commissioner Fountain moved that the application of William R. Devlin (Z-33-63) for reclassification of property generally located on the west side of South Third Street, between Lewis and Bridger Avenues, from C-1 to C-2, be APPROVED.

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

ZONE CHANGES

Z-35-63

Z-38-63

Z-39-63

Z-41-63

Z-42-63

Z-43-63

Z-44-63

Z-45-63

Z-46-63

Z-47-63

Z-48-63

Z-49-63

ZONE CHANGE - Z-35-63 - APPLICATION OF THE LAS VEGAS MORTGAGE COMPANY, INC. for reclassification of property generally located on the south side of West Charleston Boulevard, between Strong Drive and Rancho Drive, from R-1 to C-1, legally described as:

Lot 5, Block 1, McNeil Tract No. 2.

ZONE CHANGE - Z-38-63 - APPLICATION OF JOHN P. AND DOROTHY SCREEN AND TOM AND EMMA JAGGERS for reclassification of property generally located on West Charleston Boulevard between Cahlan Drive and Campbell Drive, from R-E to C-1, legally described as:

Lots 11 and 12, Block 2, Resubdivision of Blocks 1, 2, and 3, McNeil Tract.

Denied

ZONE CHANGE - Z-39-63 - APPLICATION OF E. R. HERBST for reclassification of property generally located on the southwest corner of West Charleston Boulevard and Melville Drive, from R-1 to C-1, legally described as:

Lot 1, Block 5, Westleigh Tract No. 1.

ZONE CHANGE - Z-41-63 - APPLICATION OF WILLIAM H. ANZUONI AND MORRIS R. GENTRY for reclassification of property generally located on the northeast and northwest corners of Campbell Drive, from R-E to C-1, legally described as:

The east 300 feet of the west 1290 feet of the south 283 feet of Section 32, Township 20 South, Range 61 East, and the south 320 feet of the Southwest Quarter (SW-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of Section 32, Township 20 South, Range 61 East, except the east 525 feet thereof.

ZONE CHANGE - Z-42-63 - APPLICATION OF OZZIE AND CYNTHIA KRAFT AND CLARENCE E. FERRIEL for reclassification of property generally located on the northeast and northwest corners of West Charleston Boulevard and Shetland Road, from R-1 and R-E to C-1, legally described as:

The west 130 feet of the south 230 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, and the south 190 feet of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Southeast Quarter (SE-1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

ZONE CHANGE - Z-43-63 - APPLICATION OF E. R. HERBST for reclassification of property generally located on the northeast corner of West Charleston Boulevard and Cashman Drive, from R-E to C-2, legally described as:

The east 95 feet of the west 610 feet of the south 283 feet of Section 32, Township 20 South, Range 61 East, MDB&M.

ZONE CHANGE - Z-44-63 - APPLICATION OF BANK OF NEVADA, TRUSTEE, for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Cashman Drive, from R-E to C-1, legally described as:

Lot 1, Block 1, Resubdivision of Blocks 1, 2, and 3, McNeil Tract.

ZONE CHANGE - Z-45-63 - APPLICATION OF ANN GRETA JONES for reclassification of property generally located on the north side of West Charleston Boulevard, between Cashman Drive and Campbell Drive, from R-E to C-1, legally described as:

The east 95 feet of the west 990 feet of the south 283 feet of Section 32, Township 20 South, Range 61 East, MDB&M.

ZONE CHANGE - Z-46-63 - APPLICATION OF HELEN KAYLOR for reclassification of property generally located on the south side of West Charleston Boulevard, between Cahlan Drive and Campbell Drive, from R-E to C-2, legally described as:

Lot 4, Block 2, Resubdivision of Blocks 1, 2 and 3, McNeil Tract.

ZONE CHANGE - Z-47-63 - APPLICATION OF DONNA JEAN HARDY for reclassification of property generally located on the north side of West Charleston Boulevard, between Cashman Drive and Campbell Drive, from R-E to C-2, legally described as:

The east 95 feet of the west 800 feet of the south 283 feet of Section 32, Township 20 South, Range 61 East, MDB&M.

ZONE CHANGE - Z-48-63 - APPLICATION OF QUINCY E. FORTIER, M. D. for reclassification of property generally located on the north side of West Charleston Boulevard between Mohawk Street and Upland Boulevard, from R-1 to C-1, legally described as:

Government Lots 55 and 56, Section 36, Township 20 South, Range 61 East, MDB&M.

ZONE CHANGE - Z-49-63 - APPLICATION OF CHARLES P. HALE, JR. for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Barnard Drive, from R-1 to C-1, legally described as:

Lot 13, Block 1, Westleigh Tract No. 1.

The Director of Planning, Mr. Donald J. Saylor: Items "O" through "Z" on the Agenda are concerned with applications for commercial zoning on West Charleston Boulevard, starting west of Decatur and on up to Rancho Road. I understand that the Commission has received a letter from Attorney Dwight B. Claar, Jr., dated March 25, 1963, asking that these applications be sent back to the Planning Commission for further study. There were approximately 300 protests, and the Planning Commission has recommended denial of these applications.

Mr. Dwight B. Claar, Jr., Attorney at Law: I have previously written you, requesting that these items be taken off the Agenda and referred back to the Planning Commission because of the nature of the hearing held by the Planning Commission. These applicants have been trying for a number of years to get some relief for the conditions now prevailing on West Charleston Boulevard. All of us know the tremendous increase in traffic out in that area, which has essentially rendered the property useless as R-1. I did not in my letter intend to argue the merits of the petitions, but I did ask that these applications be referred back to the Planning Commission, so that these people might be informed as to what considerations are being considered in order to provide them some relief on their problem. I was at the meeting and did not see 300 protestants, but regardless of that, there was no attempt at all to identify these people with the property interests involved, nor any attempt to show proximity to applicants' properties, etc. I think the primary consideration behind the recommendation of denial of these applications is the affect that the rezoning might have on other property. We don't deny that there will be some affect; but what we do say is that if the people of this area want the convenience of having a thoroughfare -- essentially almost a race track -- to get to and from their residences, then bearing the brunt of it should not be restricted to the few property owners who are on that particular thoroughfare... some consideration should be given to them. All we are asking at this time is that the Commission take these off of the Agenda and refer them back to the Planning Commission with the stipulation or provision that these applicants be informed of the concrete reasons or considerations embodied in the Planning Commission's recommendation, so that they may have an opportunity to present concrete arguments in their own defense.

In response to inquiries by the Commissioners, Mr. Saylor stated that petitions of protest bearing numerous signatures had been received, objecting to this commercial zoning on West Charleston Boulevard.

Commissioner Mirabelli: Obviously, Mr. Claar, you have read the petition drawn up by Mr. Bruner. Don't you feel that the burden of proof should be on the applicants, rather than the protestants?

Mr. Claar: Yes, I agree. We only ask that the reasons against the proposal be submitted to us, so that we might give some form of answer thereto.

Commissioner Mirabelli: Mr. Bruner did an excellent job of drawing up all of the reasons why he thought it should be rezoned, but the Planning Commission indicated that they did not agree with him.

Mr. Elmo Bruner, Architect and Appraiser, restated the desirability

of the applicants being informed of the reasons for the denial of their applications; that the property definitely was not desirable for single family homes; and that he, personally, had anticipated putting an architectural office on his property.

It was pointed out that an architectural office could be constructed under R-4 zoning, by means of a Use Permit. The types of protests received were briefly analyzed and appeared predominantly to be against the rezoning of the West Charleston area as a whole and wanted this area to remain Ranch Estates.

Commissioner Mirabelli: I believe that zoning should not be a popularity contest, and I also feel that the Planning Commission is intelligent enough not to decide these issues solely on the basis of numbers. Often times, they have gone against the majority when they felt that a zoning was right or wrong. Also, I think that this Board is intelligent enough to evaluate this, regardless of numbers involved. I really do not see any need for these applications to be referred back to the Planning Commission.

Commissioner Whipple: The basis objection is that they do not want West Charleston commercial. There are a great many very fine, lovely homes in the area. In all of my experience, I have never received more letters and telephone calls in opposition to commercial zoning than I have on these applications. You say it is no longer useful or desirable for residential development. I think a great many people would argue this point with you. They still feel it is desirable for residential homes.

Commissioner Fountain moved that the following rezoning applications be DENIED:

- Z-35-63 - APPLICATION OF THE LAS VEGAS MORTGAGE COMPANY, INC.
- Z-38-63 - APPLICATION OF JOHN P. AND DOROTHY SCREEN AND TOM AND EMMA JAGGERS
- Z-39-63 - APPLICATION OF E. R. HERBST
- Z-41-63 - APPLICATION OF WILLIAM H. ANZUONI AND MORRIS R. GENTRY
- Z-42-63 - APPLICATION OF OZZIE AND CYNTHIA KRAFT AND CLARENCE E. FERRIEL
- Z-43-63 - APPLICATION OF E. R. HERBST
- Z-44-63 - APPLICATION OF BANK OF NEVADA, TRUSTEE
- Z-45-63 - APPLICATION OF ANN GRETA JONES
- Z-46-63 - APPLICATION OF HELEN KAYLOR
- Z-47-63 - APPLICATION OF DONNA JEAN HARDY
- Z-48-63 - APPLICATION OF QUINCY E. FORTIER, M. D.
- Z-49-63 - APPLICATION OF CHARLES P. HALE, JR.

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

It was pointed out to the applicants who were in attendance at the meeting that if any of these applicants had a particular or specific use in mind for their property, a new application could be submitted on the basis of what they actually intend to use the property for and these would be carefully reconsidered on an individual basis.

March  
Twenty-Ninth  
1963

Ozzie and Cynthia Kraft and  
Clarence E. Ferriell  
2628 West Charleston Boulevard  
Las Vegas, Nevada

Re: Zone Change - Z-42-63

The Board of Commissioners of the City of Las Vegas, Nevada, at their regular meeting on March 27, 1963, considered your zone change application (Z-42-63) for reclassification of property generally located on the northeast and northwest corners of West Charleston Boulevard and Shetland Road, from R-1 and R-E to C-1.

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

(Mrs.) Juanita A. Frary  
Deputy City Clerk

jaf

cc - Planning  
cc - Public Works

40. Z-42-63

Denied

Application of OZZIE & CYNTHIA CRAFT and CLARENCE E. FERRIEL for the reclassification of property legally described as the west 130 feet of the south 230 feet of the east half (E 1/2) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 32, T20S, R61E, MDB&M and the south 190 feet of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 32, T20S, R61E, MDB&M, and generally located on the northeast and the northwest corners of West Charleston Boulevard and Shetland Road, from R-1 and R-E to C-1.  
Mr. Saylor gave the Staff report pointing out the general location. Staff recommended denial.  
The Chairman declared the public hearing open.  
There were approximately 100 protestants in the audience.  
There were approximately 20 in favor.  
Mr. Clarence E. Ferriel appeared in his own behalf.  
The Chairman declared the public hearing closed.  
After discussion, Mr. Johnston moved that the application of OZZIE & CYNTHIA CRAFT and CLARENCE E. FERRIEL for the reclassification of property generally located on the northeast and the northwest corners of West Charleston Boulevard and Shetland Road, from R-1 and R-E to C-1 be denied.  
Mr. Gilday seconded the motion and the vote was unanimous.

41. Z-35-63

Denied

Application of THE LAS VEGAS MORTGAGE CO., INC. for the reclassification of property legally described as Lot 5, Blk. 1, McNeil Tract No. 2, and generally located on the south side of West Charleston Boulevard between Strong and Rancho Drives, from R-1 to C-1.  
Mr. Saylor gave the Staff report, pointing out the general location. Staff recommended denial.  
The Chairman declared the public hearing open.  
There were 100 protestants in the audience.  
There were 20 people who approved.  
Mr. Bruner, President of the Las Vegas Mortgage Co. appeared in behalf of the applicant. He stated that on the petition submitted to rezone West Charleston there were listed 129 names in favor of this commercial zoning along West Charleston. He further named several businesses whose addresses were in the area which held deed restrictions limiting the use to residential use only, and listed their different types of operations.  
The Chairman declared the public hearing closed.  
After discussion, Mr. Johnston moved that the application of THE LAS VEGAS MORTGAGE CO., INC. for the reclassification of property generally located on the south side of West Charleston Boulevard between Strong and Rancho Drives, from R-1 to C-1, be denied, and that the City Licensing Bureau be notified of the illegal business operations in this general area.  
Mr. Gilday seconded the motion and the vote was unanimous.

42. Z-40-63

Abeyance

Application of TOM JAGGERS, JR. and EMMA JAGGERS and LILLIAN BURNETT STAHL for the reclassification of property legally described as the east 105.37 feet of the west 766.12 feet of the north 360 feet and the east 140.5 feet of the west 660.75 feet of the north 460 feet of Section 4, T21S, R61E, MDB&M, and generally located on the south side of West Charleston Boulevard between Rancho Drive and Pahor Drive, from R-E to C-1.

43. Z-36-63

Abeyance

Application of R. ROBERT RUSSELL and HYMAN & MARCELIA YANKE for the reclassification of property legally described as Lots 1 and 2, Block 1, and Lot 1, Block 2, Westwood Park No. 1, and generally located on the southeast and southwest corners of West Charleston Boulevard and Westwood Drive, from R-1 to C-1.

44. Z-37-63

Abeyance

Application of MARY & ROLAND H. WILEY for the reclassification of property legally described as Lot 1, Pahor Tract, and generally located on the southwest corner of West Charleston Boulevard and Pahor Drive, from R-1 to C-1.

45. Z-50-63

Abeyance

Application of JOHN & ROSE VINASSA for the reclassification of property legally described as the north half (N 1/2) of Lot 2, Ellis Estates, and generally located on the southeast corner of West Charleston Boulevard and Shadow Lane, from R-E to C-1

Planning Department  
400 Stewart Street

March 15, 1963

Ozzie & Cynthia Craft  
2628 W. Charleston Blvd.  
Las Vegas, Nevada

Dear Mr. & Mrs. Craft:

At the regular meeting of the City Planning Commission held on March 14, 1963, consideration was given to your request for the reclassification of property generally located on the Northeast and the Northwest corners of West Charleston Blvd., and Shetland Road, from R-1 and R-E to C-1.

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 March 27, 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:omc

2-42-63

cc: Clarence E. Ferriell

TO: City Clerk  
FROM: Planning Department

DATE: March 15, 1963

ITEM FOR CITY COMMISSION AGENDA ON March 27, 1963

ZONE CHANGE -- Z -42-63

Application of OZZIE & CYNTHIA KRAFT & CLARENCE E. FERRIEL

Z-42-63

OZZIE & CYNTHIA KRAFT AND CLARENCE E. FERRIEL FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST 130 FEET OF THE SOUTH 230 FEET OF THE EAST HALF (E 1/2) OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4, SECTION 32, T20S, R61E, MDB&M, AND THE SOUTH 190 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE NORTHEAST AND THE NORTHWEST CORNERS OF WEST CHARLESTON BOULEVARD AND SHETLAND ROAD.

FROM: R-1 (Single Family Residence)  
and R-E (Residence Estates)

TO: C-1 (Limited Commercial)

Number of protests: Approx. 300

PLANNING DEPARTMENT

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

DON J. SAYLOR  
Director of Planning

1110 Strong Drive  
Las Vegas, Nevada  
March 13, 1963

Mr. Don J. Saylor  
Director of Planning  
City Planning Commission  
City Hall  
Las Vegas, Nevada


Re: Ozzie and Cynthia Kraft and  
Clarence E. Ferriell  
Your reference: Z-42-63

Dear Mr. Saylor:

We have your notice of Public Hearing on an application to consider the request of Ozzie and Cynthia Kraft and Clarence E. Ferriell for a variance to Limited Commercial C-1 on West Charleston.

Since we have a substantial investment in a nice home at 1110 Strong Drive close to the corner of Strong and West Charleston, we have serious objection to any use other than strictly residential. Please consider this letter as our objection to this variance.

Very truly yours,

  
\_\_\_\_\_  
Marjorie B. Bigelow

  
\_\_\_\_\_  
E. Thayer Bigelow

ETB/w

*Protes*

Las Vegas, Nevada  
March 1, 1963

Mr. Don J. Saylor  
Director of Planning  
City of Las Vegas  
400 E. Stewart  
Las Vegas, Nevada

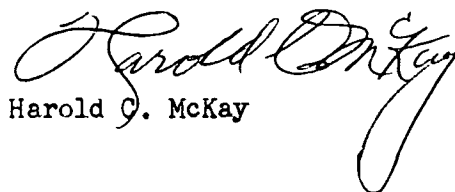
Re: Rezoning of of Northeast and Northwest  
corners of Shetland Road and West  
Charleston from R-1 & R-E to  
C-1 (limited Commercial)

Dear Sir:

I am the owner of property at 825 Shetland Road and object to  
the proposed reclassification.

I feel that it is to the best interest of the community to  
continue the present classification.

Very truly yours,

  
Harold C. McKay

*7-42-63*

2-42-63

The west 130' of the south 230 feet  
of the ~~east~~ <sup>EAST</sup> half of the southwest  
quarter of the southwest quarter of the southeast  
quarter of Section 32 T20S R61E  
and south 190 feet of the southwest  
quarter of the southwest quarter of the  
southwest quarter of the southeast  
quarter of Section 32 T20S R61E  
A D B & M.

Generally located on the northeast  
and northwest corners of West  
Charleston Blvd and Shelton Road  
zoning: R-1 and RE Single Family Residential  
No: C-1 Limited Commercial  
D.R. 200

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 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 \$ 5500.

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

W 130' of the SW 1/4 230' of the  
SE 1/4 SW 1/4 SE 4  
Sec 32 Trp 20  
Range 61E Acres 4.1

Planned Usage: Medical offices

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, Eric Kraft  
Eric Kraft

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.:  
Eric Kraft 601 So. Main 711 45641  
Eric Kraft 2008 West Charleston 878-7696

Subscribed and sworn to before me this 1st day of February, 1963

Lyman E. Zellar  
Notary Public in and for said County and State  
Lyman E. Zellar

My commission expires Oct. 7, 1965  
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: 2/18, 1963

Receipt No.: 50629

By: RA  
Director of Planning

Fee: \$ 5500

Case No.: 7-42-63  
3/14/63

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 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 \$5.00.

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

South 190' of the

SW 4 - SW 4 - SW 4 - SE 4 SEC. 32 TWP. 20 RANGE 61 E.

1.04 ACRES - 150 FT ON SHETLAND - 303 FT ON CHARLESTON BLVD.

PROPOSED USE - PROFESSIONAL OFFICES OR STORES

ADEQUATE PARKING.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, CLARENCE E. FERRIEL

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.:
Clarence E. Ferriel 878.7838
860 Shetland Rd

Subscribed and sworn to before me this 4th day of February, 1962

Dave Prock
Notary Public in and for said County and State
My Commission Expires August 29, 1964
My Commission expires

NOTARY PUBLIC
In and for the County of Clark, State of Nevada

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: \_\_\_\_\_, 19\_\_\_\_ Fee: \$ \_\_\_\_\_
Receipt No.: \_\_\_\_\_ Case No.: \_\_\_\_\_
By: \_\_\_\_\_
Director of Planning