

Planning & Development Department
Scanning Cover Sheet

Case No U-22-55

APN

Location 1100 E SAN FRANCISCO

Applicant BILLY WALLACE

Subject

USE PERMIT TO CONVERT AN EXISTING DWELLING
INTO OFFICES FOR PHYSICIANS AND PROVIDE
PARKING ON PROPERTY



North

F.L. with City of San Francisco

U.S. applicants

5/8

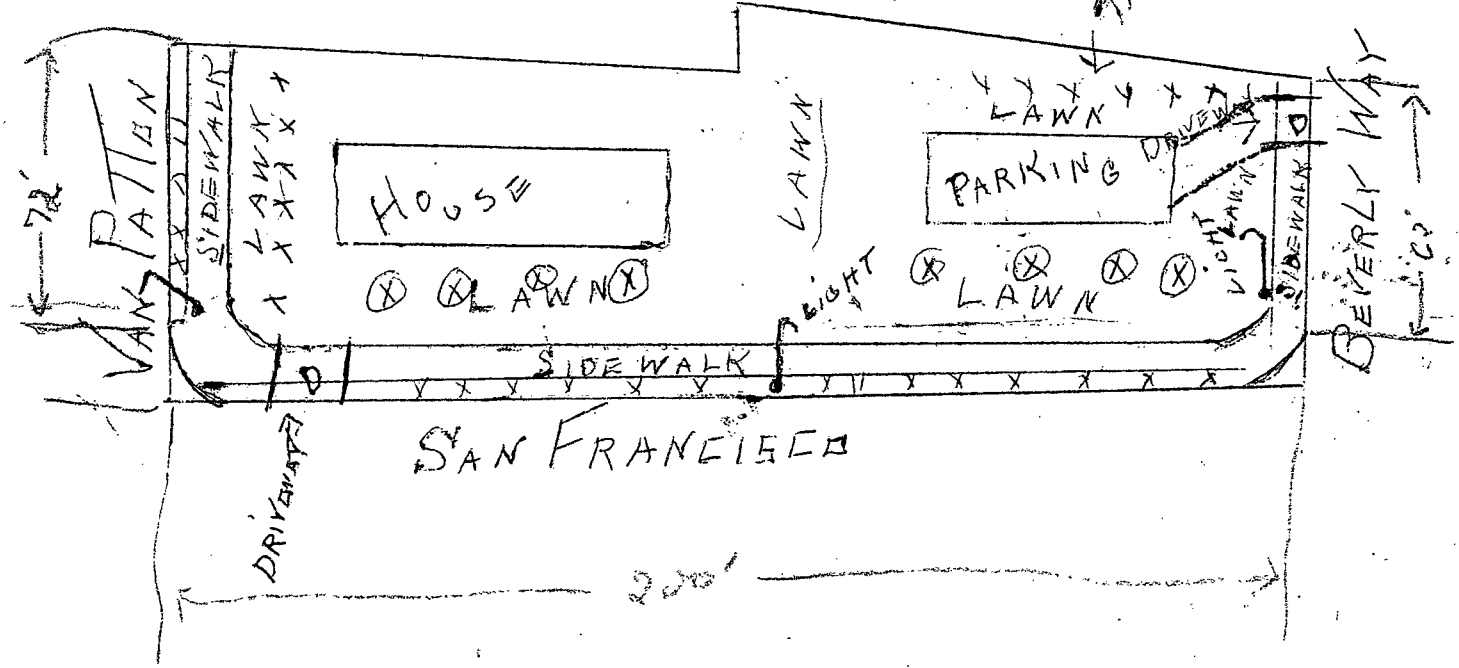
- X - TREES
- D - DRIVEWAYS
- S - SIDEWALKS
- L - STREET LIGHTS

LOT-21 TRACT 1
BLK-1

LOT-22 TRACT 2
BLK-1

WEST

EAST



120

OWNER - BILLY WALLACE
1100 SAN FRANCISCO - LAURENCE

August 5, 1955

Dr. & Mrs. E. Basse Wallace
1100 E. San Francisco Street
Las Vegas, Nevada

RE: U-22-55

Dear Dr. & Mrs. Wallace:

At a regular meeting of the Board of Commissioners held August 3, 1955, a public hearing was held on the application and appeal of the denial of your request to use your residence at 1100 E. San Francisco Street (Lot 21, Block 1, Van Patten #1 and Lot 22, Block 1, Van Patten #2) for an office for a physician.

Upon motion duly made, seconded and carried your application was approved upon the condition that only one doctor's office be located at this address.

Very truly yours,


Shirley Ballinger
City Clerk

S
cc: ✓ Planning Commission
License Department

Palmer

Las Vegas, Nevada
August 3, 1955

A regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 3rd day of August, 1955 was called to order at the hour of 7:30 P.M. by His Honor Mayor Baker with the following members present:

Mayor	C. D. Baker
Commissioner	Wendell Bunker
Commissioner	E. W. Fountain
Commissioner	Harris P. Sharp
Commissioner	Reed Whipple
City Manager	A. H. Kennedy
Assistant City Manager	Robert W. Notti
City Engineer	George E. Wade
City Attorney	Howard W. Cannon
Planning Director	Franklin Bills
City Clerk	Shirley Ballinger

PUBLIC HEARING
Use Permit
Mrs. B. Wallace
U-22-55

This being the time set for the public hearing on the appeal of the denial of the application of Mrs. Billy Wallace for a permit to convert an existing dwelling into an office for a physician and provide parking on property situated at 1100 E. San Francisco Street (Lot 21, Block 1, Van Patten Tract No. 1 and Lot 22, Block 1, Van Patten Tract No. 2), the matter was considered by the Board. This application was denied by the Board of Adjustment on June 23, 1955, because of protests of property owners and residents and because the property was converted into a physician's office prior to any official approval. Appeal of this decision was filed by Dr. Wallace on June 27, 1955.

Mr. Joe Foley, representing Dr. and Mrs. Wallace appeared before the Board at this time, stated that due to Mrs. Wallace's being ill and in a hospital in Loma Linda, the Wallaces were unable to be present. He said that there were approximately 20 persons residing within 300 feet of the area in question, and that he had signatures of 17 people favoring the granting of this use permit.

Mayor Baker asked if there were any objections to the granting of this use permit.

Mrs. Lee Payne, 2204 Beverly Way, stated that she felt the neighbors would not object to one doctor practicing at this location but that they did not want a clinic to be held there. Mr. Foley said that it was intended only for Dr. Wallace's office. Mrs. Payne said that they were willing to withdraw their objections if only Dr. Wallace uses the office.

City Attorney Howard Cannon said that the application was for a doctor's office and that it could not be turned into a clinic or hospital type use without being brought before the Board for a change. However, it could not be limited to Dr. Wallace's use but could be used by any doctor.

Mr. Foley asked Mrs. Payne how far away her home was. She stated that it was less than 200 feet and that the office was visible from her back yard.

Mayor Baker stated that property on San Francisco Street had been rezoned R-4.

Note - Mayor Saw Atty & Atty allowed that any professional office use could be permitted 12/15/56 RRR.

Thereafter Commissioner Fountain moved that the use permit be issued to Mrs. Billy Wallace for use of one doctor's office, and the following resolution adopted:

BE IT RESOLVED, by the Board of Commissioners of the City of Las Vegas, Nevada, in a regular meeting on the 3rd day of August, 1955, having considered the application of Mrs. Billy Wallace for a use permit to convert an existing dwelling into an office for a physician and provide parking on property situated at 1100 E. San Francisco Street (Lot 21, Block 1, Van Patten Tract No. 1 and Lot 22, Block 1, Van Patten Tract No. 2); and

The Board having considered the recommendation of the Board of Adjustment denying this application,

NOW, THEREFORE, it is the decision of this Board that the application of Mrs. Billy Wallace for a use permit to convert an existing dwelling into an office for a physician and provide parking on property situated at 1100 E. San Francisco Street (Lot 21, Block 1, Van Patten Tract No. 1 and Lot 22, Block 1, Van Patten Tract No. 2) be approved.

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

LIQUOR APPLICATIONS
New

Commissioner Bunker moved that the following applications for new restaurant beverage licenses for the third quarter of 1955 be approved:

CAFE EL TORO	W. Howard Adams	504 Jackson
BAGDAD INN	Martin Van Londen	2211 South 5th
FOXY'S	Abe Fox	2423 South 5th

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

LIQUOR APPLICATION
Change of Name

Commissioner Sharp moved that the request of John L. Funk et al to change the name of Downtown Liquors, 2109 Fremont, to Nevada Liquors, be approved.

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

LIQUOR APPLICATION
Addition of Partners
Alray Liquor Store

Commissioner Bunker moved that the application of Aldo and Raymond Barozzi for the addition of Raymond Barozzi to the retail liquor miniature license of Alray Liquor Store, 226 North 2nd Street, for the third quarter of 1955, be approved.

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

Duffy's Tavern

Commissioner Bunker moved that the application of Joe Schram and C. G. Hoover for the addition of C. G. Hoover to the tavern license of Duffy's Tavern, 1815 South 5th Street, for the third quarter of 1955, be approved.

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

PLANNING COMMISSION

CITY OF LAS VEGAS, NEVADA

Office of the City Clerk

July 13, 1955

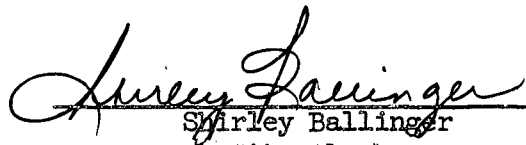
NOTICE OF PUBLIC HEARING

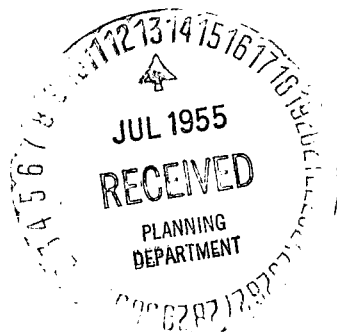
NOTICE IS HEREBY GIVEN that on the 3rd day of August, 1955, at the hour of 7:30 P.M., in the Council Chambers of the City Hall of the City of Las Vegas, corner of North 5th and Stewart, the Board of Commissioners of the City of Las Vegas will hold a Public Hearing on the appeal of the denial of the following application for a Use Permit:

The application of Mrs. Billy Wallace for a permit to convert an existing dwelling into an office for a physician and provide parking on property situated at 1100 East San Francisco Street (Lot 21, Block 1, Van Patten Tract #1 and Lot 22, Block 1, Van Patten #2), in an R-4 zone.

Written approvals or objections may be filed with the City Clerk prior to the date of this hearing.

NOTICE IS FURTHER GIVEN that after such Public Hearing, and at such meeting the Board of Commissioners will make a final decision on this matter. All persons interested are requested to attend this meeting.


Shirley Ballinger
City Clerk



July 11, 1955

Mrs. Billy Wallace
1100 E. San Francisco
Las Vegas, Nevada

RE: U-22-55

Dear Mrs. Wallace:

Your application for a use permit to convert your dwelling into a physician's office, recommended for denial by the Board of Adjustment, was considered by the Board of Commissioners at a regular meeting held July 6, 1955. Since your appeal of the denial of this permit had been filed prior to the meeting of the Commission, a public hearing was set on this matter to be held August 3, 1955. This meeting will convene at 7:30 P.M. in the Council Chambers of the City Hall, 5th and Stewart.

Your presence at this time is hereby requested.

Very truly yours,

Shirley Ballinger
City Clerk

s
cc: Planning Commission
Building Department



Las Vegas, Nevada
July 6, 1955

A regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada held this 6th day of July, 1955 was called to order at the hour of 7:30 P.M. by His Honor Mayor Baker with the following members present:

Mayor	C. D. Baker
Commissioner	E. W. Fountain
Commissioner	Harris P. Sharp
Commissioner	Reed Whipple
City Manager	A. H. Kennedy
Asst. City Manager	Robert W. Notti
City Engineer	George E. Wade
Planning Director	Franklin Bills
City Clerk	Shirley Ballinger
Absent: Commissioner	Wendell Bunker
City Attorney	Howard W. Cannon

USE PERMIT
U-22-55
Billy Wallace

At this time the application of Billy Wallace for a use permit to convert an existing dwelling into a physician's office at 1100 E. San Francisco Avenue was considered. The Board of Adjustment recommended that this application be denied because of protests of property owners and due to the fact that this property was converted into a physician's office prior to any action by an official body of the City.

The Commission was advised that Dr. and Mrs. E. Basse Wallace had filed an appeal on June 27, 1955 in protest of the denial of this application for use permit.

Mrs. Billy Wallace appeared before the Board and presented a petition in favor of the granting of this use permit, signed by property owners within the vicinity. Mrs. Wallace stated that of the twenty property owners within the 300 foot area, seventeen had signed the petition favoring this installation.

His Honor asked if there were any protestants present.

Mrs. Lee Payne of 2307 Beverly Way appeared in protest and state that Mr. and Mrs. Fred McGowan also objected to this Use Permit.

At this time City Attorney Howard W. Cannon arrived at the meeting.

Commissioner Whipple moved that a public hearing on the appeal of the denial of this Use Permit be held on August 3, 1955 at 7:30 P.M.

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

USE PERMIT
U-23-55
Ralph Seward

The Board considered the application of Ralph Seward for a use permit to establish a real estate office at 1701-03-05 E. Charleston Boulevard. This application was recommended for approval by the Board of Adjustment, providing that streets, curbs and sidewalks are installed in conformance with those in this area.

Thereafter Commissioner Whipple moved the recommendation of the Board of Adjustment be accepted and this application approved, and the following resolution adopted:

INTER-OFFICE MEMO

June 30, 1955

TO: DIRECTOR OF PLANNING
CITY MANAGER
CITY ATTORNEY

FROM: City Clerk

SUBJECT: July 6, 1955 AGENDA ITEM

Please be advised that Billy Wallace and Dr. E. Basse Wallace have filed an appeal on June 27, 1955 on the denial by the Board of Adjustment of Use Permit 22-55 for permission to use 1100 E. San Francisco Street as a physician's office. It is stated in this appeal that they received no notice of any hearing before the Board of Zoning Adjustment and therefore were not present when they acted.

Jurey Gaver
City Clerk



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PLANNING DEPARTMENT
LAS VEGAS, NEVADA

June 24, 1955

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

Gentlemen:

At a regular meeting on June 23, 1955, the Board of Zoning Adjustment voted to refer to the Board of City Commissioners the application of Billy Wallace for a Use Permit 22-55 to convert an existing dwelling into offices for physicians and provide parking on property situated at 1100 East San Francisco Street, in an R-2 zone, with the recommendation that it be denied in accordance with the facts recited in Resolution #90, copy of which is attached hereto.

Respectfully,

FJB/mcf
Att.

FRANKLIN J. BIRNS, Sec'y.
Board of Zoning Adjustment

cc: City Manager
City Attorney

June 24, 1955

Re: U-22-55

Mrs. Willy Wallace
1100 San Francisco St.
Las Vegas, Nevada

Dear Mrs. Wallace:

At the regular meeting of the Board of Zoning Adjustment on June 23, 1955, a public hearing was held relative to your application for Use Permit 22-55 to convert an existing dwelling into offices for physicians and provide parking on property situated at 1100 East San Francisco Street, in an R-2 zone. This board voted to adopt the enclosed resolution recommending denial of this application.

The Board of City Commissioners will consider your application at their next regular meeting July 6, 1955, held in the Council Chamber in the City Hall at 7:30 P.M.

Very truly yours,

BOARD OF ZONING ADJUSTMENT

HJB/mcf
Enc.

FRANKLIN J. SMITH
Secretary

cc: City Clerk
City Manager

Chairman Schroer moved that the application of Harve L. Perry for a Use Permit to allow his tenant, Mrs. Myril Rabb, to operate an academy on property fully described above, be deferred. This motion was seconded by Commissioner McCoig and unanimously voted.

NEW BUSINESS:

U-22-55
BILLY WALLACE

The application of Billy Wallace for a Use Permit to convert an existing dwelling into a physician's office and provide parking on property situated at 1100 East San Francisco, legally described as Lot 21, Block 1, Van Patten Tract #1, and Lot #22, Block 1, Van Patten Tract #2 in a R-4 zone, was presented.

The Chairman declared the public hearing open.

The following protestants were present:

- 1. Fred J. McGowan, 2316 Beverly Way, Las Vegas
- 2. { L. L. Payne, 2304 Beverly Way, Las Vegas
- { Marion Payne, 2304 Beverly Way, Las Vegas
- 3. { Virginia Anderson, 2300 Beverly Way, Las Vegas
- { Ewalt Anderson, 2300 Beverly Way, Las Vegas
- 4. Dale Kemper, 2212 Beverly Way, Las Vegas
- 5. Charles Thompson, 2208 Beverly Way, Las Vegas
- 6. Stewart Griffith, 2112 Beverly Way, Las Vegas
- 7. M. A. Kibby, 2204 Beverly Way, Las Vegas

Spokesmen for the above group were Messers. McGowan, Anderson and Payne. McGowan stated they were against any commercial or professional buildings in that area. The people feel that the application indicates more than one doctor or one surgeon would be operating from that property, and further stated that the parking facilities are already in and that the doctor is already operating without a permit which is a direct violation. Anderson stated that there are plenty of areas in this town zoned for commercial use and cannot see any reason why the doctor cannot find space in commercial areas suited for his profession as other doctors have done. Payne stated the people did not want to see the property devaluated by commercial zoning or professional offices. Mr. Bills informed the protestants that the Ordinance authorizes this Board to consider the granting of Use Permits for such business in R-4 zones; however, the general policy is to look with

disfavor upon property owners who proceed to do something outside of the law and then later request the Board of Zoning Adjustment and the City Commissioners to make it legal.

The Chairman declared the public hearing closed.

Commissioner McCoig introduced Resolution #90, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF BILLY WALLACE FOR A USE PERMIT TO CONVERT AN EXISTING DWELLING INTO A PHYSICIAN'S OFFICE AT 1100 E. SAN FRANCISCO STREET, and moved its adoption, which motion was seconded by Chairman Schroer and unanimously voted.

(Resolution #90 is on file in the Document Book as Document #94)

U-23-55
RALPH SEWARD

The application of Ralph Seward for a Use Permit to establish a real estate office, situated at 1701-1705 East Charleston Blvd., legally described as portions of Lots 1 and 2 in Block 7 of amended map of Mayfair Tract #2 in an R-4 zone, was presented.

The Chairman declared the public hearing open.

There were no protestants.

The Chairman declared the public hearing closed.

Chairman Schroer introduced Resolution #91, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF RALPH SEWARD FOR A USE PERMIT AUTHORIZING THE ESTABLISHMENT OF ONE REAL ESTATE OFFICE ON THE PROPERTY LOCATED AT 1701-1705 EAST CHARLESTON BOULEVARD IN AN R-4 ZONE, and moved its adoption, which motion was seconded by Commissioner McCoig and unanimously voted.

(Resolution #91 is on file in the Document Book as Document #95).

V-18-55
HOMESITE
COMMUNITY
BAPTIST
CHURCH

The application of the Homesite Community Baptist Church by Douglas M. Weeden, Minister, for a zoning variance to build within five (5) feet of the side property line in an R-1 zone on property situated on Cedar Avenue between 23rd Street and 25th Street and legally described as Lots 21 through 30 of Block 2, Boulder Dam Homesite #4, was presented.

The Chairman declared the public hearing open.

RESOLUTION #90
6/23/55

A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF
BILLY WALLACE
FOR A USE PERMIT TO CONVERT AN EXISTING DWELLING INTO A PHYSICIANS OFFICE
AT 1100 E. SAN FRANCISCO STREET

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

WHEREAS, the property in question was recently reclassified from an R-2 to and R-4 zone by the action of the Board of City Commissioners, and

WHEREAS, it is legal and proper for the Board of Zoning Adjustment to consider the granting of a Use Permit for a professional office in an R-4 zone, and

WHEREAS, the proposed use meets with strong protests on the part of adjacent residents and property owners who indicate their desire to retain a residential character to this neighborhood, and

WHEREAS, notwithstanding detailed explanations of the procedure to be followed made to the applicant by members of the Planning Staff, the applicant has disregarded the normal procedure by converting said property into a physicians office prior to the date of any action by any official body of the City of Las Vegas, and

WHEREAS, evidence of this disregard of the due processes of law can be found in the protests of adjacent property owners and in advertisements in local papers;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of Billy Wallace for a Use Permit to convert an existing dwelling into a physicians office at 1100 E. San Francisco Street, be and hereby is referred to the Board of City Commissioners with the recommendation that it be denied.

The foregoing resolution was introduced by Commissioner McCoig who moved its adoption, which motion was seconded by Chairman Schroer, and upon roll call, the ayes and nays were as follows:

Aye: McCoig	Nay: None
Schroer	Absent: Replogle

The Chairman thereupon declared the motion carried, said application was denied and resolution adopted.

City Attorney

June 20, 1955

Director of Planning

Objection to Use Permit - Wallace

Attached is a copy of a letter written in reply to an
informally stated objection to the granting of a Use Permit to Dr.
E. Basso Wallace.

FRANKLIN J. ELLIS
Director of Planning

FJB/vt

Enc.

June 20, 1955

Mrs. L. Leo Payne
2304 Beverly Way
Las Vegas, Nevada

Dear Mrs. Payne:

This will acknowledge receipt of your letter of June 17, relative to the status of the property owned by Billy Wallace.

I will attempt to answer the several questions which you raise in your letter.

An application for the reclassification of this property from R-2 to R-4 was submitted by the owner, processed according to the Ordinance which included Public Hearings before both the Planning Commission and the City Commission and was finally approved by the City Commission on June 1, 1955. I am sorry if there has been a misunderstanding in the neighborhood but there is no logical reason why this property should have been reclassified to permit the construction of a duplex at Beverly Way and San Francisco inasmuch as the previous zoning classification would have permitted this construction without any change.

Subsequent to the approval of the new classification by the City Commission, the owner has made application to the Board of Zoning Adjustment for a Use Permit to authorize the conversion of the existing dwelling into a medical office. A Public hearing will be held on this application on June 23, 1955 at 7:30 P.M. in the City Council Chamber. I judge by the tone of your letter that you are opposed to the granting of this permit. If so, I would advise you to forward your written objections to this office prior to that date or appear at the hearing and make a verbal protest. In order for Dr. Wallace to legally operate a physicians office at this address, it would be necessary for his application to be approved by the Board of Zoning Adjustment and later by the Board of City Commissioners.

Under the definition given a professional office by the Zoning Ordinance of the City of Las Vegas which is similar to most other zoning ordinances with which I am familiar, a professional office is not considered a commercial use. Under the provisions of our ordinance, no permit for a commercial use may be given in an R-4 zone or any other residential zone. However, the ordinance does permit the Zoning Board of Adjustment to consider the granting of a permit for a professional office in an R-4 zone.

Mrs. L. Leo Payne - June 20, 1955

I agree completely with your contention that commercial establishments should not be permitted in this area, however, I think you should realize that San Francisco Street is designated as a primary major highway in the Master Plan of Streets and Highways of the City and as the development of the City continues, it appears most certain that San Francisco will carry a large volume of traffic. It is the opinion of this department that out-right commercial uses are not compatible with a large volume of traffic. At the same time, however, we recognize that heavy traffic flow on a major street makes it considerably less desirable for expensive single family homes. Consequently, the Board many times in the past has granted Use Permits for professional office uses in an R-4 zone, particularly when the district borders on a major traffic artery.

In quick summary then, please be assured that no permit has yet been granted Mr. Wallace for this use at this location and that you, or any other property owner in the area who objects have a valid right to register protests and they will be considered by the Board. If however, the Use Permit should be granted, it does not in any way change the zoning to commercial nor open the door for commercial uses to be permitted in this area.

I hope this will answer some of your questions.

Very truly yours,

FRANKLIN J. BELLS
Director of Planning

FJB/vt

File
U-22-55

June 17th, 1955

703

Mr. Franklin J. Bills
Director of Planning
City of Las Vegas,
City Hall,
Las Vegas, Nevada

Dear Mr. Bills,

I am in receipt just to day of the notice of public hearing regarding the application of Billy Wallace to convert his residence to a commercial establishment for his professional services as a physician.

I want to know the purpose of this notice since Dr. Wallace has already converted the dwelling in question into an office for his professional use, has provided a large asphalted parking area, and from observation seems to be already treating his patients on the premises. He began the conversion in late May, before the first hearing to change the zone from R2 to R4, which was the understanding in the neighborhood, to accommodate a duplex which he proposed to construct on the corner of Beverly Way and San Francisco Street.

I would like to know if it would do any good to register protests to protect neighboring properties from devaluation at this time or is it too late? Has he been granted permission already for this conversion? If so why were we residents in concern not notified of the approval by the planning commission? Or is he acting unbeknown to you, on the assumption that he will obtain the approval he seeks?

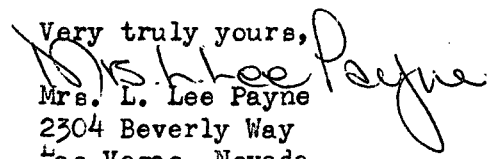
Like the rest of the neighborhood I can't find an objection for a multiple dwelling being erected there but a commercial establishment I feel is out of order and it seems to me that Dr. Wallace should maintain an office in a regular commercial zone like any other physician, where it is fitting and proper and doesn't encroach upon the rights of individuals who desire to live in private residential areas. We purchased our home way out here on the "edge of civilization" just to get away from the traffic, noise and confusion that goes with a congested business area. If Dr. Wallace begins commercializing this area, what is there to prevent others from adding more commercial establishments in the area, for you surely won't be able to deny anyone else the privileges you have granted Dr. Wallace.

I would appreciate an early reply and answers to these questions so that I may know the positions and rights of myself and the rest of the residents concerned with this situation.

Very truly yours,

Mrs. L. Lee Payne

2304 Beverly Way
Las Vegas, Nevada



June 21, 1955

Howard W. Cannon
124 South 2nd St.
Las Vegas, Nevada

Dear Mr. Cannon:

Attached is a copy of a letter written in reply to an
informally stated objection to the granting of a Use Permit to
Dr. E. Basse Wallace.

Franklin J. Bills
Director of Planning

FJB/wt

Enc.

June 7, 1955

NOTICE OF PUBLIC HEARING

Notice is hereby given that on June 23, 1955, at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

BILLY WALLACE FOR A USE PERMIT TO CONVERT AN EXISTING DWELLING INTO OFFICES FOR PHYSICIANS AND PROVIDE PARKING ON PROPERTY SITUATED AT 1100 EAST SAN FRANCISCO, LEGALLY DESCRIBED AS LOT 21, BLOCK 1, TRACT 1, VAN PATTEN TRACT AND LOT 22, BLOCK 1, TRACT 2, VAN PATTEN TRACT, IN AN R-~~2~~ ZONE.

Any persons having any interest in any land which is being sought to be so used in accordance with the zoning ordinance, or in any land within three hundred (300) feet of the outer boundaries thereof, or any other persons, may appear before the Board of Zoning Adjustment either in person or by counsel and object to or register approval of the use proposed thereof. Written approvals or objections may be filed with the City Planning Director prior to the date of this hearing.

Franklin J. Bills
Director of Planning

U-22-55

lm

APPLICATION FOR A USE PERMIT

11-22-55

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned... Billy Wallace, the owner, respectfully petitions for a special use permit to: Convert Physicians Office & Parking

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

The property is situated at... 1100 E. San Francisco between Van Patten and Beverly in Land Use Zone R-2

Said property is legally described as follows: Lot 21 - Blk I - Tract 1 } Van Patten Trust
Lot 22 - Blk I - Tract 2 }

Said property was acquired by the applicant on 1953 State the use of property permitted under the deed restrictions... none

Expiration date of deed restrictions:
Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Three or more plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting, etc.
- 2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

We, I, the undersigned, being duly sworn, depose and say that I am the owner of the property involved in this application; that the information, all plans and drawings attached hereto and all the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

Billy Wallace
Signature of Owner
5648 or 6629R
Telephone Number
1100 E San Francisco
Mailing Address

Subscribed and sworn to before me this 6th day of May 19 55

B. Stinson
Notary Public City Clerk

The prescribed filing fee of \$25.00 received by: B. Stinson

Date Cashier

Receipt No. 54371
Date 5/6/55

Hamby, Dennis Sterling & Orvaley
2216 Beverly Way
Las Vegas, Nevada

Van Patten Tract #2
Lot 29 Block 1

Anderson, Jr., Ewalt Permenio &
Anderson, Virginia M.
2300 Beverly Way
Las Vegas, Nevada

Van Patten Tract #2
Lot 28 Block 1

Wallace, Billy
1406 S. Fifth St.
Las Vegas, Nevada

Van Patten Tract #2
Lot 22 Block 1

Payne, Lemuel L. & Marion R.
Box 1683
Las Vegas, Nevada

Van Patten Tract #2
Lot 27 Block 1

Panos, Tom S. & Wilma A.
2320 Beverly Way
Las Vegas, Nevada

Van Patten Tract #2
Lot 23 Block 1

Ritter, John M. & Genevieve Alice
1601 South Main St.
Las Vegas, Nevada

Van Patten Tract #2
Lot 25 Block 1

McGowan, Fred J. & Mildred O.
2316 Beverly Way
Las Vegas, Nevada

Van Patten Tract #2
Lot 24 Block 1

Horvat, John & Mary Ann H.
2308 Beverly Way
Las Vegas, Nevada

Van Patten Tract #2
Lot 26 Block 1

MEMORANDUM FOR THE BOARD OF ZONING ADJUSTMENT
6/15/35

A MEMORANDUM FROM THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF LOS ANGELES
AND A CASE NUMBER TO CONVERT AN EXISTING BUSINESS INTO A PHYSICIAN'S OFFICE
AS PERmitted BY THE ZONING ORDINANCE

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

WHEREAS, the property in question was recently reclassified from an R-2 to an R-4 zone by the action of the Board of City Commissioners, and

WHEREAS, it is legal and proper for the Board of Zoning Adjustment to consider the granting of a Use Permit for a professional office in an R-4 zone, and

WHEREAS, the proposed use meets with strong protests on the part of adjacent residents and property owners who indicate their desire to retain a residential character to this neighborhood, and

WHEREAS, not withstanding the usual explanations of the procedure to be followed under the application by members of the Planning Staff, the applicant has disregarded the usual procedure by converting said property into a physician's office prior to the date of any action by any official body of the City of Los Angeles, and

WHEREAS, evidence of this disregard of the due process of law can be found in the protests of adjacent property owners and in advertisements in local papers;

THE BOARD OF ZONING ADJUSTMENT by the Board of Zoning Adjustment that the application of City Ordinance for a Use Permit to convert existing building into a physician's office as per City Ordinance, San Francisco Ordinance, to said City is referred to the Board of City Commissioners with the recommendation that it be denied.

The foregoing resolution was introduced by Commissioner Hobbie who moved for its adoption, which motion was seconded by Commissioner [Name], and upon roll call, the motion was carried by a vote of [Number] to [Number].

W. H. [Name]
[Title]

[Name]
[Title]

The following members declared the motion carried, said application was denied and a certificate of appeal