

Planning & Development Department
Scanning Cover Sheet

Case No U-38-63

APN

Location WEST SIDE OF S 7TH ST BTWN
GASS & HOOVER AVES

Applicant JOHN E & NANCY LEE CRADDOCK

Subject

USE PERMIT TO ALLOW TWO PROFESSIONAL OFFICES
IN ADDITION TO TWO EXISTING PROFESSIONAL
OFFICES IN AN R-4 ZONE



CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE March 13, 1969

TO: Supervisor of License and Revenue

FROM: Planning Department

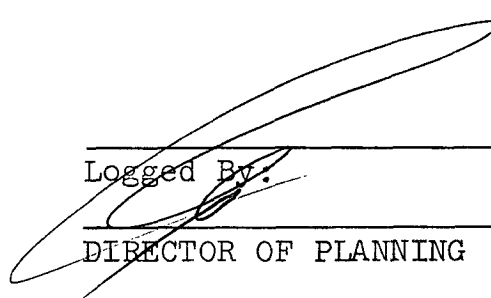
SUBJECT: License Application No. 7363

NAME OF BUSINESS Leeland M. Lovaas

TYPE OF BUSINESS Dentistry

ADDRESS 820 South 7th Street ZONE R-4 U-38-63

	YES		NO	
THIS IS A CHANGE OF NAME	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Application is	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	and forwarded to	Bldg. <input checked="" type="checkbox"/> License <input type="checkbox"/>

Logged By: 

DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE August 29, 1968

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 745

NAME OF BUSINESS Dr. Carlin G. Hahn

TYPE OF BUSINESS Dentistry

ADDRESS 820 South 7th

ZONE

R-4

U-38-63

YES

NO

THIS IS A CHANGE OF NAME

THIS IS A CHANGE OF OWNERSHIP

THIS IS A CHANGE OF LOCATION

Application is

Approved

Denied

and
forwarded
to

Bldg.

License

Logged By: 

DIRECTOR OF PLANNING

**Planning Department
400 Stewart Avenue**

May 27, 1963

**John E. & Nancy Lee Craddock
820 South 7th Street
Las Vegas, Nevada**

Dear Mr. & Mrs. Craddock,

At the regular meeting of the Board of Zoning Adjustment held on May 23, 1963, consideration was given to your request for a Use Permit to allow two professional offices in addition to the two existing professional offices on property generally located on the west side of South 7th Street between Cass and Hoover Avenues, in land use zone R-4.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions:

- (1) Being in accord with the plot plan.**
- (2) Signing an agreement to enter into an assessment district for street lighting.**

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten day period.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

U-38-63

cc: City Clerk

After discussion, Mr. Gilday moved that the application of JOHN WILLIAM & ROSE ST. CLAIRE MC LAUGHLIN for a Use Permit to allow professional offices in an existing structure on property generally located on the south side of East Charleston Boulevard between 8th and 10th Streets, in land use zone R-4 be approved subject to the following conditions:

- (1) Being in conformance with the plot plan.
- (2) That a 10 foot right-of-way be dedicated along the Charleston Boulevard frontage.
- (3) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements, to wit: sidewalks.

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

7. U-37-63

Approved

Application of GERALD F. SHAW for a Use Permit to provide a senior citizen's residence and rest home on property legally described as all of Lot 2, and the west half of Lots 3 and 4, Block 2, Artesian Acres, and generally located on the east side of North 28th Street between Cedar Avenue and Bonanza Road, in land use zone R-E.

Mr. Saylor gave the Staff report pointing out the general location. He further pointed out that this general area is predominately zone R-3, most of which is developed. This particular request for a senior citizen's residence is a dormitory type of operation, with a central dining area. The Fire Department listed numerous conditions that they would like imposed if the Board approves this application. Also, the Public Works Department requires off-site improvements. Staff has no particular recommendation other than to point out that this is predominately an apartment house area. The record indicates no protests. The Chairman declared the public hearing open.

Mr. Franklin Smith appeared in behalf of the applicant. He described the tentative plans in detail.

The Chairman declared the public hearing closed.

After discussion, Mr. Hoggard moved that the application of GERALD F. SHAW for a Use Permit to provide a senior citizen's residence and rest home on property generally located on the east side of North 28th Street between Cedar Avenue and Bonanza Road, in land use zone R-E be approved subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Signing of an offsite improvement agreement and filing a bond for the installation of offsite improvements as required by the Public Works Department.
- (3) That one-half street right-of-ways be dedicated for Julian and Walnut.
- (4) That all requirements of the Fire Department be incorporated.
- (5) That the starting date be limited to the time period of one year hence, to wit: May 23, 1964.

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

8. U-38-63

Approved

Application of JOHN E. & NANCY LEE CRADDOCK for a Use Permit to allow two professional offices in addition to the two existing professional offices on property legally described as the north half of Lot 21, all of Lots 22 and 23, Block 31, South Addition, and generally located on the west side of South 7th Street between Gass and Hoover Avenues, in land use zone R-4.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this is a request for additional offices, and Staff finds the plot plan to be in order. The record indicated no protests. Staff recommended

approval subject to the requirements of the Public Works Department.

The Chairman declared the public hearing open.

Dr. D. E. Cameron appeared for a clarification of the plot plan in reference to offstreet parking.

Dr. Craddock appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. White moved that the application of JOHN E. & NANCY LEE CRADDOCK for a Use Permit to allow two professional offices in addition to the two existing professional offices on property generally located on the west side of South 7th Street between Gass and Hoover Avenues, in land use zone R-4 be approved subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Signing an agreement to enter into an assessment district for street lighting.

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

9. U-39-63

Approved

Application of L & L ENTERPRISE, INC. for a Use Permit to allow the construction, operation, and maintenance of a substation for electrical utility service on property legally described as beginning at the southeast corner of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 26, T20S, R60E, MDB&M; thence north 00°04'56" west along the east line thereof, a distance of 363.004 feet; thence north 89°47'30" west parallel with the south line of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of said Section 26, a distance of 300.00 feet; thence south 00°04'56" east a distance of 363.004 feet to a point on the south line of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of said Section 26; thence south 89°47'30" east along said south line a distance of 300.00 feet to the point of beginning, and generally located on the north side of West Fremont Boulevard between Rainbow Boulevard and Torrey Pines Drive, in land use zone R-E. Mr. Saylor gave the Staff report pointing out the general location. He further pointed out that this type of use is permitted in any zone with the approval of a Use Permit. There is one big problem, this development would dead-end Mecham Street as shown in the approved adjacent subdivision to the east. This is an apartment house subdivision, and dead-ending the street becomes a very serious problem. Staff felt that in some way, a redesign to continue Mecham Street westerly should be made. The owner of the property lying south of this parcel requests that the building height of any buildings be contained to 2 stories, and that a block wall fence be erected around the perimeter of this parcel. Staff recommended approval subject to the following conditions: the requirements of the Public Works Department, to wit: dedication of a 60 foot right-of-way along West Fremont; and, the erection of a 6 foot chain link fence along Fremont, however, the plot plan indicated an 8 foot block wall fence around the entire perimeter of the parcel, and Staff agreed that the additional 2 feet over that that the Ordinance allows in this particular use should be allowed; that Mecham Street be continued west of the east boundary of this parcel; and, that the maximum building height be 2 stories.

The Chairman declared the public hearing open.

Representatives from Nevada Power Company appeared describing this operation in detail.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of L & L ENTERPRISE, INC. for a Use Permit to allow the construction, operation, and maintenance of a substation for electrical utility service on property generally located

INTER-OFFICE MEMORANDUM

May 22, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

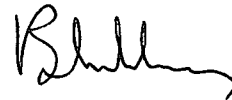
Use Permit U-38-63
John E. & Nancy Lee Craddock

COPIES TO:

Your memorandum of May 2, requested comments from the Engineering Department on the application of John E. & Nancy Lee Craddock for a Use Permit to permit two (2) additional professional offices on property located at 820 South 7th Street. The following comment is made in connection with this application.

All the offsite improvements have been installed with the exception of the street lights which will be covered under an assessment district now being formed. There will be no further requirements from this office.

VBU:ras



V. B. Uehling
Deputy Director of Public Works

DARRYL N. LEAVITT, D. M. D.
DENTIST
1611 EAST CHARLESTON BLVD. - SUITE #1
LAS VEGAS, NEVADA
OFFICE DUDLEY 4.4650

Approval U-38-63

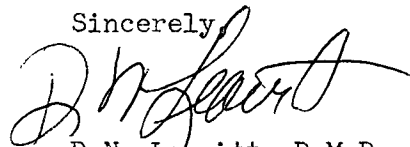
May 10, 1963

Dear Sir:

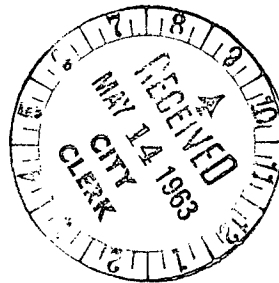
In reference to your letter and zone
number U-38-63.

Dr. Leavitt, wholeheartly approves of the
issuance of the use permit to Dr. and Mrs. John
Craddock for professional offices.

Sincerely,


D.N. Leavitt, D.M.D.

J.A.



NOTICE OF PUBLIC HEARING

May 23, 1963

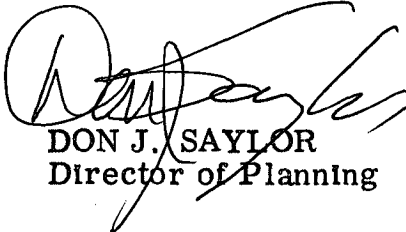
May 8, 1963

Notice is hereby given that on May 23, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-38-63

JOHN E. & NANCY LEE CRADDOCK FOR A USE PERMIT TO ALLOW TWO PROFESSIONAL OFFICES IN ADDITION TO THE TWO EXISTING PROFESSIONAL OFFICES ON PROPERTY LEGALLY DESCRIBED AS THE NORTH HALF OF LOT 21, ALL OF LOTS 22 AND 23, BLOCK 31, SOUTH ADDITION, AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH 7th STREET BETWEEN GASS AND HOOVER AVENUES, IN LAND USE ZONE R-4.

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


DON J. SAYLOR
Director of Planning

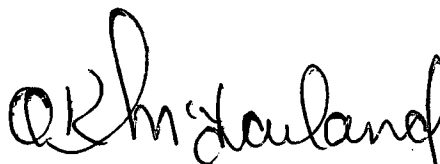
DJS:eb

INTER-OFFICE MEMORANDUM

May 8, 1963

<p>TO: Mr. Don J. Saylor Director of Planning</p>	<p>FROM: O. K. McFarland, Batt. Chief Fire Prevention Bureau</p>
<p>SUBJECT: U-38-63 John E. & Nancy Lee Craddock 820 S. 7th St.</p>	<p>COPIES TO:</p>

This Department has no objections to the granting of the use permit to John E. and Nancy Lee Craddock to allow two additional professional offices located at 820 South 7th Street.



O. K. McFarland, Batt. Chief
Fire Prevention Bureau

OKM/hek

PLANNING DEPARTMENT

INTER-OFFICE

COMMUNICATION

Date: May 2, 1963

TO: Building Department
Engineering Department
Fire Department

FROM: Planning Department

SUBJECT: File No. U-38-63, Board of Zoning Adjustment Meeting May 23, 1963

Application has been submitted by: John E. & Nancy Lee Craddock

for a Use Permit/~~Variance~~ to: allow 2 additional professional offices (Present Use Permit allowing 2 ofc.)

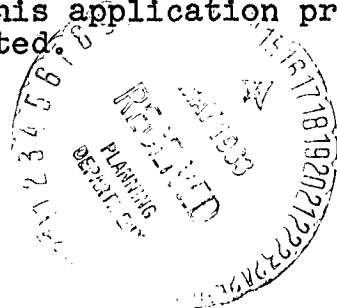
The property is located at: 820 South 7th Street

in land Use Zone: R-4

Legally described as: ~~xxxxxxx~~ the north half of lot 21, and lots 22 and 23, Block 31, South Addition

Your remarks regarding this application prior to _____ will be greatly appreciated.

May 15, 1963



Don J. Saylor
DON J. SAYLOR
Director of Planning

Plot plan submitted: yes

~~xxxx~~

See NOTATION ON PLAN

D.C.

eb

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, John E. ... And Nancy Lee Craddock the owner, respectfully petitions for a special Use Permit to... .. Change our Permit... From two Doctors' Offices to four Doctors' Offices

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

The property is situated at 820 South Seventh Street between Gass and Hoover in Land Use Zone P-4.

Said property is legally described as follows: So. Addition Lots 22, 23 Block 31 Lot N 1/2 Lot 21 Block 31

TO ACCOMPANY THIS APPLICATION:

- 1. Five (5) 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.
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

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

(Signed in Ink) John E. Craddock Nancy Lee Craddock 820 So 7th 382 7963
Signature of Owner Mailing Address Phone No.

Subscribed and sworn to before me this 2 day of May, 1963
Notary Public My commission expires March 5, 1967

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50.00 Received by [Signature]
Receipt No. 58755 Date 5/2/63
Case No. U-38-63

May 23, 1963

4 186 01 SO ADD LOT 30Y31 / 32 BLK 27
 4 186 01 LILES CALVIN J 51010
 YM W KEEFER 401 FREMONT
 LAS VEGAS NEV

4 186 02 SO ADD LOTS 28 / 29 BLK 27
 4 186 02 RAGSDALE LUTHER E / ETHEL
 830 PARK PASEO
 LAS VEGAS NEVADA

4 186 03 SO ADD LOT 27 IRREG LOT 26
 4 186 03 27
 4 186 03 HAM A W
 BOX 790
 LAS VEGAS NEVADA

4 186 04 SO ADD E55FT LOT 9 IRREG LOT
 4 186 04 10 BLK 27
 4 186 04 LORENZI D G / JULIA
 1126 SO 16TH ST
 LAS VEGAS NEV

4 186 05 SO ADD LOT 7 / 8 PT 9 BLK 27
 4 186 05 CORRADO PETER
 YH LAHR 1807 SO 6TH ST
 LAS VEGAS NEV

4 186 06 SO ADD LOT 5 / 6 BLK 27
 4 186 06 GEIST A JOSEPH / CECILE A ET AL
 4 186 06 YROCKAWAY PARK SERIES CORP
 185 BEACH 97TH ST
 ROCKAWAY BEACH 93 N Y

4 186 07 SO ADD LOT 3 / 4 BLK 27
 4 186 07 GEIST A JOSEPH / CECILE A ET AL
 4 186 07 YROCKAWAY PARK SERIES CORP
 185 BEACH 97TH ST
 ROCKAWAY BEACH 93 N Y

4 186 08 SO ADD LOT 1 / 2 BLK 27
 4 186 08 DEVINNEY DELLA
 311 SO 6TH ST
 LAS VEGAS NEV

4 191 01 SO ADD LOT 31 / 32 BLK 31
 4 191 01 RICE W A / VIRGINIA
 800 SO 7TH ST
 LAS VEGAS NEV

4 191 02 SOUTH ADDITION
 4 191 02 LOTS 28Y29Y30 BLK 31
 4 191 02 RUHL CHARLES S / MARIAN S
 808 SO 7TH ST
 LAS VEGAS NEVADA

4 191 03 SO ADD LOT 26 / 27 BLK 31
 4 191 03 SNIDER BYRON WILFORD / STELLA MAY
 810 SO 7TH ST

V-38-63

LAS VEGAS NEV

4 191 04 SO ADD LOT 24 / 25 BLK 31
 4 191 04 PULLIAM JOANN U
 217 SO 4TH ST
 LAS VEGAS NEV

4 191 05 SO ADD LOT 22 / 23 PT 21 BLK
 4 191 05 31
 4 191 05 CRADDOCK JOHN E / NANCY LEE
 820 SO 7TH ST
 LAS VEGAS NEV

4 191 06 SO ADD LOT 20 N2 19 S2 21
 4 191 06 31
 4 191 06 WADSWORTH J K
 824 SO 7TH ST
 LAS VEGAS NEV

4 191 07 SO ADD LOT 17 / 18 S2 19 BLK
 4 191 07 31
 4 191 07 STAG INC
 116 SO 4TH ST
 LAS VEGAS NEVADA

4 191 08 SO ADD LOT 14Y15 / 16 BLK 31
 4 191 08 GLEN LEE
 714 BRACKEN ST
 LAS VEGAS NEV

4 191 09 SO ADD LOT 11Y12 / 13 BLK 31
 4 191 09 TUDOR JOHN M / ELIZABETH T
 823 SO 6TH ST
 LAS VEGAS NEVADA

4 191 10 SO ADD S2 LOT 8 LOT 9 / 10
 4 191 10 31
 4 191 10 CRANDALL IRWIN R / RENE B
 BOX 1832
 LAS VEGAS NEV

4 191 11 SO ADD S2 LOT 6 / 7 N2B BLK 31
 4 191 11 SMITH RICHARD P / MARGARET E
 811 SO 6TH ST
 LAS VEGAS NEV

4 191 12 SO ADD N2 LOT 6 Y3Y4 / 5
 4 191 12 31
 4 191 12 SILVAGNI VICTOR A
 803 SO 6TH ST
 LAS VEGAS NEVADA

4 191 13 SO ADD LOT 1 / 2 BLK 31
 4 191 13 LEE NEPHI ET AL
 801 SO 6TH ST
 LAS VEGAS NEVADA

4 192 01 SO ADD LOT 30Y31 / 32 BLK 34

4 192 01 WARDIE ADD N75FT BLK B
 4 192 01 TOWN / COUNTRY APARTMENTS INC
 2902 NEBRASKA AVE
 SANTA MONICA CALIF

4 192 03 WARDIE ADD S82H5FT BLK B
 4 192 03 SO ADD 23 THRU 25 IRREG 22Y
 4 192 03 26 THRU 29 BLK 34
 4 192 03 CAVA SAM P / CHRISTINA M
 566 SO 13TH ST
 SAN JOSE CALIF

4 192 04 SO ADD LOT 11 / 12 IRREG 13
 4 192 04 34
 4 192 04 MORMON CONNIE
 827 SO 7TH ST
 LAS VEGAS NEV

4 192 05 SO ADD LOT 5 THRU 10 BLK 34
 4 192 05 DENTAL SUITES INC
 807 SO 7TH ST
 LAS VEGAS NEV

4 192 06 SO ADD LOT 1 THRU 4 BLK 34
 4 192 06 DENTAL SUITES INC
 406 REPUBLIC
 HENDERSON NEV

4 194 00 SO ADD IRREG BLK 32
 4 194 00 UNION TITLE / ESCROW CO INC
 601 E CHARLESTON BLVD
 LAS VEGAS NEVADA

5 010 03 W2 LOT NE4 03 21 61 213
 5 010 03 PARK MARY BELLE
 622 E CHARLESTON
 LAS VEGAS NEV

5 010 04 PT LOT 2 NE4 03 21 61 15
 5 010 04 LEAVITT DARRELL N / PATTI H
 1611 E CHARLESTON
 LAS VEGAS NEV

5 010 05 E130FT S190FT N230FT E2 NW4
 5 010 05 NW4 NE4 PT GOVT LOT 2
 5 010 05 03 21 61 55
 5 010 05 ENTRATTER JACK
 721 E CHARLESTON
 LAS VEGAS NEV

6

5

4

3

2

U-38-63

CRADDOCK

4-186 - 1 thru 8

4-191 - 1 thru 13 (all)

4-192 - 1 thru 6 (all)

1 thru 5 on U 35
6 on V 16

4-194 (all)

5-01-3, 4, 5 5 on U 35