

Planning & Development Department
Scanning Cover Sheet

Case No Z-0053-61

APN 139-34-210-022

Location SWC of 1st & Lewis

Applicant Fred & Pauline Rose Tisdial

Subject

Reclassification of property legally
described as Lots 1 thru 8, Block 11, Clarks
Las Vegas Townsite.



FB

NOTICE OF PUBLIC HEARING

November 9, 1961

October 30, 1961

Notice is hereby given that on November 9, 1961, 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:

FRED AND PAULINE ROSE TISDIAL FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS LOTS 1 THRU 8 BLOCK 11,
CLARKS LAS VEGAS TOWNSITE. GENERALLY
LOCATED ON THE SOUTHWEST CORNER OF
FIRST STREET AND LEWIS AVENUE.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited or Neighborhood 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.

FRANKLIN J. BILLS
Director of Planning

Z-53-61

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-4

Use District to a C-1

Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended, for the following reasons, to-wit: THE PROPERTY IS NO LONGER USEFUL AS

RESIDENTIAL PROPERTY AND IS IN A COMMERCIAL NEIGHBORHOOD AND IS READY FOR AND IT IS DESIRABLE THAT IT BE DEVELOPED COMMERCIAL

Attached hereto and filed herewith is a map showing the boundaries of the property proposed to be reclassified, in sufficient size, scale and clarity to enable the Planning Commission to easily determine the location of this property and its relationship to the general neighborhood. Also accompanying this application is the prescribed fee of \$ 85.

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

LOT 1 thru 8

BLK 11

CLARKS LAS VEGAS TRACT

Generally Located on the Southwest
corner of First and Lewis Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

We, FRED & PAULINE ROSE TISDIAL,
_____,

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) Fred Tisdial

Mailing Address

Pauline Rose Tisdial 2005 FRANKLIN AVE

Phone No. ALL 2-6526

Subscribed and sworn to before me this 7th day of September, 1961.

H. Mildred N. Lawitt
Notary Public in and for said
County and State

My Commission expires June 8, 1962.

PETITIONER NOT TO WRITE IN THIS SPACE

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 9/1 1961

Fee \$ 85.00

Receipt No. 34382

Case No. 2-53-61

By [Signature]

DIRECTOR OF PLANNING

CHECK LIST - FOR PROCESSING

APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1.	Check with Mel or George on legal and general description to clarify.	✓	bah
2.	Enter in register.	✓	bah
3.	Enter file number and fill in box on back of application.	✓	bah
4.	Make up folder with ^(color) <i>green</i> label - attach application on right hand side.	✓	bah
5.	Type 3 index cards - numerical, applicant and legal.	✓	bah
6.	File above cards in proper metal file.	✓	bah
7.	Make up draft of Notice of Public Hearing in duplicate.	✓	bah
	a. pencil note date to be mailed (10-12 days prior to meeting)	✓	bah
	b. put one copy rough draft in folder and give to Mel Smith.	✓	bah
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	bah
9.	Type property owner list -	✓	bah
	a. type envelopes	✓	bah
	b. mail out notices	✓	bah
	c. place "Protest & Approval" sheet in applicant file - right side.	✓	bah
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.		
11.	Ask Don regarding possible resolutions.		

FILE NO. *Z-53-61*MEETING DATE *November 9, 1961*

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Z-53-61

Denied

APPLICATION OF FRED AND PAULINE ROSE TISDIAL for reclassification of property generally located on the southeast corner of 1st Street and Lewis Avenue from R-4 to C-1.

Director of Planning, Franklin J. Bills: This application was considered twice by the Planning Commission. The first time the Planning Commission heard it, they requested that it be held because at that time the applicants stated that they had no immediate plans for development but thought they could develop it better with commercial zoning. The application was re-heard by the Planning Commission together with a proper submission of a plot plan with proposal to convert the building into a doctor's office. It was the planning of the Planning Commission at that time that since this was a matter that could properly be handled in R-4 zoning on the basis of a Use Permit, that was the proper way that it should be handled, and therefore recommended denial of the application. I believe they are very carefully looking at every application for commercial zoning and if it can be avoided, they wish to try to avoid it. I have had a number of discussions with the applicants in this case and I hope that I can clear the air. Mrs. Tisdial contends, and I am not trying to contest her point in this case, that a "zone exception" was granted to this property to provide this type of a use for a doctor's office somewhere in the vicinity of April 1948. She has presented to me papers and documents which are sufficient proof to satisfy me that on April 2, 1948, she made application for said "zone exception"--I'm not sure, exactly, what a zone exception is, but apparently this was something that was handled in the ordinance at that time. These papers indicate very clearly--in receipt for filing fee, etc.; however, I am unable to uncover anything in the Planning Department files anywhere to indicate that any action was ever taken on this application, favorably or unfavorably. I'll admit that the records in the Planning Department prior to 1950 are extremely sketchy. Following the denial of the Planning Commission of this application the last time, I received a registered letter from Mrs. Tisdial asking me to again research the files. At my request a member of the City Clerk's office went over item by item the Board of City Commissioner's Minutes for the entire year of 1948 and could find no record of this matter being handled. Consequently, the only position I can possibly take is that maybe some application was made but we have no record of any action being taken on it. The property is just like any other piece of R-4 property. I didn't discuss this with the City Attorney--I didn't think it was necessary--but it would be my opinion that the over-all zoning map of 1953 would supersede any action taken in 1948 if it did not include the same type of zoning which is now contended. The point I'm trying to make is that as far as the Planning Department is concerned this is a piece of property presently zoned R-4. I know the Planning Staff and I feel quite confident the Board of Zoning Adjustment would make a quite sympathetic approach to this application if it were made in the form of an application for a Use Permit. That would cover the professional offices.

Mrs. Tisdial: We did have a doctor in that house for three years and I have one of his letters here with the address and all on and he must have had a license to practice in that house. And I do know that they gave us a permit for all of that property at the time. I do have a receipt for the money I paid for the application before. I paid \$85 for this one and I don't feel like paying \$85 again.

Mayor Whipple: If you applied for a Use Permit and it was granted, would that take care of your needs?

Mrs. Tisdial: Yes, it would.

Mayor Whipple: Then that would eliminate it all except the payment of the fee, is that right? If you have a receipt for that, maybe we could go back and dig up some more information on it.

Mrs. Tisdial: I have a receipt.

Commissioner Fountain: Do you have a receipt for the other?

Mrs. Tisdial: Yes, I do - in 1948, and it was granted to us and we allowed him to move in, because we applied for it before we rented the house for that purpose, and he practiced there three years. He must have had a license to do so.

Commissioner Fountain: Your Honor, I feel that due to the fact that she has this receipt that the difference between the application today and this application should be waived--we should work it out. I don't think she should be charged twice for the application.

Mayor Whipple: I certainly think there should be some consideration given. The fee was paid, and it's evident that it was because she has a receipt for it, and we can work that out, so if you file your application for a Use Permit or a Variance, we can take it from there.

Commissioner Fountain moved the application of Fred and Pauline Rose Tisdial (Z-53-61) for reclassification of property generally located on the southeast corner of 1st Street and Lewis Avenue from R-4 to C-1, be DENIED.

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

Z-59-61

Referred back to
Planning Commission.

APPLICATION OF MELVIN AND CORINNE MOSS for reclassification of property legally described as

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.,

generally located on the north side of Alta Drive between Campbell Drive and Rancho Road, from R-E to R-1.

Director of Planning, Franklin J. Bills: This is an application for reclassification of a parcel of property located right between Rancho Circle and Our Lady of Las Vegas Church, fronting on Alta Drive, 40 acres, from R-E to R-1, with the understanding that if it is granted it will be made effective only upon the recording of documents which would require lot sizes and structural costs considerably in excess of the requirements of the zoning ordinance and the Housing Code. This procedure has been used in a number of cases--in one instance, directly north of Rancho Circle to Mr. Kaltenborn, and another instance considerably more easterly on West Charleston, the property of Mrs. Cragin. This property is zoned presently for residence estates requiring a minimum of half acre. Certain physical requirements of the property and other things, which indicate to the owner that it would be difficult to

December
Eighteenth
1961

Mr. & Mrs. Fred Tisdial
2005 Franklin Avenue
Las Vegas, Nevada

Re: Z-53-61

Dear Mr. & Mrs. Tisdial:

At a Regular Meeting of the Board of City Commissioners held December 13, 1961, consideration was given your application for reclassification of property generally located on the southeast corner of 1st Street and Lewis Avenue from R-4 to C-1.

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

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

December 11, 1961

Mrs. Pauline R. Tisdial
2005 Franklin Avenue
Las Vegas, Nevada

Dear Mrs. Tisdial:

This will acknowledge receipt of your Registered letter, dated December 7, 1961, calling my attention to certain facts and certain representations relative to the zoning of Lots 1 - 8 inclusive, Block 11, Clark's, Las Vegas Townsite.

There are two points contained in your letter which apparently need some clarification. It is true that on November 20, 1961 you and Mr. William Graves visited the Planning Department office, discussed the matter with me, and showed me your records which may be accepted as documentary proof that on April 2, 1948, you made application for a "Zone Exception" on the above mentioned property. However, as I have mentioned to you previously, we have been unable to uncover any records in this department indicating that this application was either approved or disapproved by the Planning Commission. Even if we could assume that the Planning Commission had acted to recommend favorably on your "Zone Exception" application, this matter would still have to be approved by the Board of City Commissioners in order to make it valid. At my request on this date, the City Clerk's Office has researched the official minutes of the Board of City Commissioners for the entire year of 1948 and has reported to me that they can find no mention of any "Zone Exception" approved for the above mentioned property. Consequently it necessarily must be my position that no such "Zone Exception" was ever approved.

You also mentioned in your letter that your application for the rezoning of this property from R-4 to C-1 was denied by the Planning Commission based on my recommendation. Actually any comment to the Planning Commission regarding the application was essentially as follows: "Since Mrs. Tisdial is now proposing to convert this R-4 property to Professional Office, this could have been authorized in a much simpler manner by the issuance of a Use Permit without raising the question of Commercial Zoning. This would be the proper way to do this and I wish Mrs. Tisdial had made application for a Use Permit rather than applying for a change to Commercial Zoning. However, since the application for a change in zone has been made and processed and the filing fee paid, I am reluctant to ask Mrs. Tisdial to start all over again with a new application".

Continued on Page 2 --

Mrs. Pauline R. Tisdial

Nevertheless, the Planning Commission took the position that since this could be accomplished by a Use Permit, they should not recommend a change in the zoning. If you desire to make an application for a Use Permit to convert this property into a Doctors Office, I can assure you that this application would receive sympathetic treatment by the Planning Department.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:mb

Dec 7, 1961
2005 Franklin Ave.
Las Vegas, Nevada

Franklin J. Bills
Director of Planning
City of Las Vegas
City Hall (400 Stewart St.)
Las Vegas, Nevada

Dear Mr. Bills:

Sept. 4th 1961, I visited your office to clarify our property zoning granted (Clark's Las Vegas Townsite-Blk 11-Lots 1 thru 8). I talked with Mr. Mel Smith, showing him our receipt # 20574 , dated 4/2/48 - a/c 611 Zone Exception case # 50 signed by Helen Scott Reed. Your staff was unable to find the records, but would look for them.

Sept. 7th 1961 , I again visited your office; talking to Mr. Saylor, showing him our receipts and was told the records couldn't be found; and was advised to re-apply and paid \$85.00 receipt # 34382 a/c 606 dated 9/7/61 to clarify our zoning from R-4 to C-1 .

Nov. 20th 1961 , Mr. Wm Graves and myself visited you in your office; showing you our receipts and telling you about the inability to find the record books. Where-upon you assured us of your favorability to the C-1 zoning and full recognition of our receipt.

At the City Planning Commission Meeting held Nov. 28, 1961- our zoning application was denied upon your recommendation.

I respectfully hereby request the City of Las Vegas Book Of Records dated 4/2/48 a/c 611 Zone exception case # 50 Receipt # 20574 ; to be presented to the Board of City Commissioners Meeting, to be held at 4 PM -Dec 13-1961 in the Council Chambers of the City Hall , Las Vegas, Nevada.

Sincerely,

Mrs. Pauline R. Tisdial

Mrs Pauline Rose Tisdial

Mr. Johnston moved that the application of PALOMAR ASSOCIATES for the reclassification of property generally located north and east of Kit Carson School, south of College Avenue and east of 'D' Street be referred to the Board of City Commissioners with the recommendation that it be DENIED. Mr. Longley seconded the motion and it was carried unanimously by the Commission.

2. Z-52-61

From: R-3
To: R-4
Abeyance

The application of LOUIS BERNKRANT for the reclassification of property legally described as Lots 15 and 16, Block 1, Mayfair Tract No. 1 and generally located on the east side of South 15th Street between Fremont Street and Carson Avenue.

Mr. Bills stated that this application had been held in abeyance from the previous Planning Commission meeting and that the Planning staff is requesting to hold it in abeyance until a Public Hearing could be held on the application of Dr. Harold Foutz, Louis Bernkrant and the adjoining parking lot.

Mr. Tiberti moved that the Planning Commission institute action to recommend the reclassification of property legally described as Lots 15, 16, 17 and that unnumbered lot labeled "Utility Lot" Block 1, Mayfair Tract No. 1, from its present classification of R-1 and R-3 to R-4, and that a public hearing be held on this recommendation on December 14, 1961. Mr. Gilday seconded the motion and it was carried unanimously by the Commission.

3. Z-53-61

From: R-4
To: C-1
Denied

The application of FRED AND PAULINE ROSE TISDIAL for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue.

Mr. Bills gave the staff report stating that this application had been held in abeyance as the applicant had not submitted a development plan. At this time Mr. Bills presented a sketch to the Commission which indicated the proposed plan to be a doctor's office. He further stated that a doctor's office may be permitted in an R-4 zone by means of a Use Permit and would not have to be rezoned to C-1. Discussion followed.

Mr. Tiberti moved that the application of FRED & PAULINE TISDIAL for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue be referred to the Board of City Commissioners with the recommendation that it be DENIED. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

4. Z-55-61

From: R-3
To: C-1
Denied

The application of DON R. LANGSON for the reclassification of property legally described as Lot 4, Block 8, Artesian Acres, save and except the east 284 feet and generally located on the northeast corner of 25th Street and Stewart Avenue.

November 29, 1961

Honorable Mayor
Board of City Commissioners

Director of Planning

Z-53-61

For City Commission Agenda
December 13, 1961

City Clerk
City Attorney
Public Works Dept.

At a regular meeting of the City Planning Commission held on November 28, 1961, consideration was given to the application of Fred and Pauline Rose Tisdial for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue, from R-4 to C-1.

The Planning Commission voted unanimously to refer this application to the Board of City Commissioners with the recommendation that it be denied.

FRANKLIN J. BILLS

FJB:mb

CERTIFIED MAIL

November 29, 1961

Fred & Pauline Rose Tisdial
2005 Franklin Avenue
Las Vegas, Nevada

Dear Mr. & Mrs. Tisdial:

At the regular meeting of the City Planning Commission held on November 28, 1961, consideration was given to your application for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue, from R-4 to C-1.

It was voted unanimously by the Planning Commission to refer your application 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 December 13, 1961, at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:mb

Z-53-61

thence south 89°54'00" west a distance of 1177.66 feet to the true point of beginning, excepting therefrom the interest in and to the north 40.00 feet thereof as conveyed for College Avenue. Generally located north and east of Kit Carson School, south of College Avenue and east of 'D' Street.

Mr. Bills gave the staff report and indicated the area on the map. At the present time the City has purchased three trailer parks and are relocating the people in those areas. Mr. Bills further stated that this area was a very good area if the reclassification is approved. A Use Permit will have to be filed to permit the operation of the specific trailer park. The Chairman declared the Public Hearing open.

Mr. John Bangle, Palomar Associates appeared in behalf of the applicant. Charles Keller, presented a petition with 270 signatures of tenants in the general area who are protesting this rezoning. Laura Magby, 733 North 10th Street protested. James Gordon, 508 Frederick; Sara Hughes, 520 Frederick appeared in protest. The Chairman declared the Public Hearing closed. The Chairman suggested that this matter be deferred and the Planning Commission meet with the Urban Renewal Committee.

Mr. Gilday moved that the application of PALOMAR ASSOCIATES for the reclassification of property generally located north and east of Kit Carson School, south of College Avenue and east of 'D' Street be held in abeyance and that it be referred to the Urban Renewal Committee for discussion. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

7. Z-52-61
From: R-3
To: R-4
Abeyance

The application of LOUIS BERNKRANT for the reclassification of property legally described as Lots 15 and 16, Block 1, Mayfair Tract No. 1 and generally located on the east side of South 15th Street between Fremont Street and Carson Avenue.

At the request of the Planning staff and the applicant, this application was stricken from the agenda and held in abeyance for further study.

8. Z-53-61
From: R-4
To: C-1
Abeyance

The application of FRED & PAULINE ROSE TISDIAL for the reclassification of property legally described as Lots 1 thru 8, Block 11, Clark's Las Vegas Townsite and generally located on the southeast corner of First Street and Lewis Avenue.

Mr. Bills gave the staff report and indicated the area on the Land Use Map. He further stated that the staff has no recommendation at this time as there are no plans for the development of this area. There were four written approvals on record. The Chairman declared the Public Hearing open. Mrs. Pauline Tisdial appeared in her own behalf.

Mr. Roy Whipple was in favor of this application. The Chairman declared the Public Hearing closed. Mr. Tiberti moved that the application of FRED & PAULINE TISDIAL for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue be held in abeyance until a definite development plan can be submitted. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

9. Z-54-61

From: R-1
To: R-3

Denied

The application of MIRANTI INVESTMENT COMPANY, INC. for the reclassification of property legally described as the north 190 feet of the west 1,830 feet of the northeast quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M. D. B. & M. and generally located on the south side of Vegas Drive between Michael Way and Decatur Boulevard.

Mr. Bills gave the staff report and stated that this was near the site of a recently approved shopping center. It is the staff's recommendation that there is no need to change this zoning and that it be denied.

A petition of protest with 18 signatures of property owners in this area is on record. The Chairman declared the Public Hearing open.

Mr. Louis Miranti appeared in his own behalf. The following people protested the application: John Maxwell, 1020 Vegas Drive; George Hoover, 1010 Vegas Drive; N. J. Helgeson, 970 Vegas Drive; Bob Cabric, 1060 Vegas Drive; Mrs. E. Logan, 990 Vegas Drive.

The Chairman declared the Public Hearing closed. Discussion followed.

Mr. Uehling moved that the application of MIRANTI INVESTMENT CO. INC. for the reclassification of property generally located on the south side of Vegas Drive between Michael Way and Decatur Blvd. be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Tiberti seconded the motion and roll call was as follows:

AYES
Cahlan
Tiberti
Longley
Gilday
Uehling

NAYS
Johnston
Mirabelli

The Chairman thereupon declared the motion carried.

10. Z-55-61

From: R-3
To: C-1

Abeyance

The application of DON R. LANGSON for the reclassification of property legally described as Lot 4, Block 8, Artesian Acres, save and except the east 284 feet and generally located on the northeast corner of 25th and Stewart Avenue.

At the request of the applicant, Don R. Langson (Z-55-61) was held in abeyance until the November 28, 1961, meeting.

November 10, 1961

CERTIFIED MAIL

Fred & Pauline Rose Tisdial
2005 Franklin Avenue
Las Vegas, Nevada

Dear Mr. & Mrs. Tisdial:

At the regular meeting of the City Planning Commission held on November 9, 1961, consideration was given to your application for the reclassification of property legally described as Lots 1 thru 8, Block 11, Clarks Las Vegas Townsite, and generally located on the southeast corner of First Street and Lewis Avenue from R-4 to C-1.

It was voted unanimously by the Planning Commission to hold this application in abeyance until a development plan is submitted.

This item will be heard by the City Planning Commission on November 28, 1961, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, if such development plan is received before this date.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

js

PROPERTY OWNERS

PROTESTS

APPROVALS

Effie M. Tenesch
1. Max M. Tenesch
1273 S. Ninth St.

2. Lillian Argyle
321 So. 1st.

3. Leonard Mansfield
426 1/2 So. 2nd St.

4. H. Dockins
317. S. First St.

File No. Z-53-61

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October 30, 1961

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LOCATED ON THE SOUTHWEST CORNER OF FIRST
STREET AND LEWIS AVENUE.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited or Neighborhood 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.

H. Jackson

Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

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Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

*The above application has my approval
signed Leonard Mansfield
426 1/2 So 2nd St
Las Vegas Nev*

NOTICE OF PUBLIC HEARING

November 9, 1961

October 30, 1961

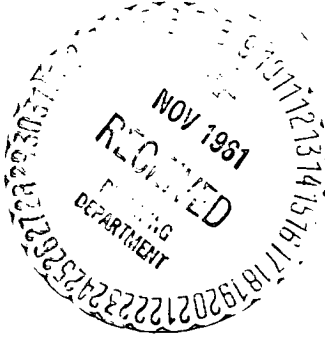
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Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Z-53-61

John H. Grogan
321 Lo 1st

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Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

Las Vegas.

Nov. 4th, 61

Mr. Franklin J. Bills.

Z-53-61 Dear Sir,

We are unable to get to the meeting. So I am writing you that we approve of the proposed Reclassification of the described property. Yours Truly Max M. Genesek Effie M. Genesek

October 27, 1961

Classified Section
Las Vegas Review Journal
737 North Main Street
Las Vegas, Nevada

Gentlemen:

Please publish the attached NOTICE OF PUBLIC HEARING in your classified section on October 30, 1961, and furnish this office with two (2) affidavits of publication.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:bah

Attachment

Z-50-61

Z-51-61

Z-52-61

Z-53-61

Z-54-61

Z-55-61

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