

Planning & Development Department Scanning Cover Sheet

Case No Z-0137-63

APN 139-35-411-052

Location NWC of Clark & 15th

Applicant George L. Lynch

Subject

Reclassification of property legally
described as Lot 7, Block A, Las Vegas
Development Company Addition.



P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. Z-137-63

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF 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. 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. a. Type date to be mailed -- 15 days prior to meeting. 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. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. d. Mail out notices.		
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: Z-137-63

MEETING DATE: October 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

October 10, 1963

September 25, 1963

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

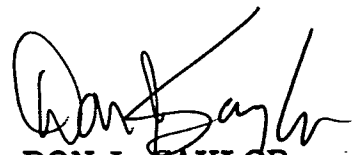
Z-137-63

GEORGE L. LYNCH FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT 7, BLOCK A, LAS VEGAS DEVELOPMENT COMPANY ADDITION, AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF CLARK AVENUE AND FIFTEENTH STREET,

FROM: R-1 (Single Family Residence)

TO: PR (Professional Office)

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


DON J. SAYLOR
Director of Planning

DJS:eb

Planning Department
400 Stewart Avenue

October 11, 1963

George L. Lynch
222 South Second Street
Las Vegas, Nevada

Dear Mr. Lynch:

At the regular meeting of the City Planning Commission held on October 10, 1963, consideration was given to your request for reclassification of property generally located on the north-west corner of Clark Avenue and Fifteenth Street, from R-1 to PR.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a resolution of intent, subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

This item will be heard by the Board of City Commissioners at 4:00 PM, October 23, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-137-63

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 PR 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 \$ 50⁰⁰.

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

Lot 7 Block A Las Vegas Development Addition, common address

430 S. 15th Street, Las Vegas, Nevada generally located

on the W side of 15th between Cholla Way &
Clark Ave.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, GEORGE L. LYNCH

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.

George L. Lynch

272 South Rd. 878-3310
Las Vegas, Nev.

Subscribed and sworn to before me this 12th day of September, 1963

Beverly A. DeSoto
Notary Public in and for said County and State

March 5, 1967
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: 9/12, 1963

FEE: \$ 50⁰⁰

RECEIPT NO.: 64823

CASE NO. 2-137-63

BY: RD

Oct 10, 1963

Director of Planning

ALSO Contact - Charles Garner
130 So 4th St.

Real Estate Office
Proposed -

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NOTICE OF PUBLIC HEARING

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October 10, 1963

September 25, 1963

Notice is hereby given that on October 10, 1963 at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

✓ Z-137-63

GEORGE L. LYNCH FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS LOT 7,
BLOCK A, LAS VEGAS DEVELOPMENT COMPANY
ADDITION, AND GENERALLY LOCATED ON THE
~~WEST SIDE OF FIFTEENTH STREET BETWEEN~~
~~CHOLLA WAY AND CLARK AVENUE,~~
North west corner of Clark Ave and 15th St.

FROM: R-1 (Single Family Residence)

TO: PR (Professional Office/Parking Lot)

OK, Re

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

DON J. SAYLOR
Director of Planning

DJS: eb

ORDINANCE NO. 934-98

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM: R-1 to P-R (Z-137-63)

Lot 7, Block A, Las Vegas Development Company Addition.

FROM: R-1 to P-R (Z-83-65)

Lot 5, Block 1, McNeil Tract #2.

FROM: R-2 to C-1 (Z-65-65)

Lot 5, Block 3, Paradise Village Tract #4.

FROM: P-R to C-1 (Z-48-66)

Lots 3 and 4, Block 1, Paradise Village Tract #1.

PASSED, ADOPTED AND APPROVED THIS 5th day of October, 1966.

ATTEST:

/s/ Oran K. Gragson

ORAN K. GRAGSON

Mayor

/s/ Edwina M. Cole

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 21st day of September, 1966, and referred to the following committee composed of Commissioners Stewart and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of October, 1966, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Stewart, Mirabelli, Fountain, Whipple and Mayor Gragson

VOTING "NAY": None

ABSENT: None

APPROVED:

ATTEST:

/s/ Oran K. Gragson

ORAN K. GRAGSON

Mayor

/s/ Edwina M. Cole

City Clerk

Mr. Johnston moved that the plot plan concerning the application of VINCENT SILVESTRI for property generally located on the south side of West Sahara between Las Verdes and Arville, land use zone C-1, be approved as submitted.

Mr. Trelease seconded the motion and it was carried by a unanimous vote.

12. Request for
Public Hearing

Approved

Mr. Saylor stated that there was an application for rezoning of property generally located on the north side of West Charleston between Decatur and Montclair submitted by ROBERT GALLAGHER, ET AL, and under ordinary procedures should not be considered until the first meeting in October. However, the applicants have asked that this be heard at the next regular meeting on September 27th.

Mr. Johnston moved that the request for a public hearing concerning the application of ROBERT GALLAGHER, ET AL, for property generally located on the north side of West Charleston between Decatur and Montclair be approved for a public hearing to be held September 27, 1966, in lieu of October 13th.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

13. Z-137-63
Plot Plan Review

Approved

Approved application of GEORGE L. LYNCH for re-classification of property generally located on the northwest corner of Clark Avenue and Fifteenth, P-R zone.

Mr. Saylor stated that this was a single-family home across the street from commercial and was granted P-R zoning sometime ago. The plot plan that was submitted at that time indicated landscaping but it has not been put in. It is primarily blacktopped. The applicant is requesting relief from that requirement.

GEORGE LYNCH, the applicant, appeared and stated that he had conformed to City requirements as to putting a ten-foot wide sidewalk on Fifteenth Street and a five-foot sidewalk on Clark adding that none of the other lots have put sidewalks in. During discussion Mr. Tiberti indicated that he felt there could be some kind of aesthetic treatment and Mr. Johnston stated that the blacktopping permits additional parking, which is needed, and the street is too narrow for on-street parking.

Mr. Matteucci moved that the plot plan be approved as amended concerning property generally located on the northwest corner of Clark and Fifteenth.

Mr. Johnston seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>
Mr. Matteucci	None
Mr. Johnston	
Mr. Ward	
Mr. Uehling	
Mr. Trelease	
Mr. Tiberti	

The motion of approval carried.

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE Sept 13, 1966

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 2520

NAME OF BUSINESS George Lynch Realty

TYPE OF BUSINESS Realty

ADDRESS 430 Se 15th ZONE P-R

	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
	☒	☐		☒	☐

2-137-63

LOGGED BY an
DIRECTOR OF PLANNING

/ September 13, 1966

CITY ATTORNEY

PLANNING DEPARTMENT

REQUEST FOR ORDINANCE PREPARATION

City Manager
Req. for Ord. File
Assessor's Office
Z-137-63
Z-83-65

Would you please prepare an ordinance to rezone the following properties:

Z-137-63 From R-1 to P-R

Lot 7, Block A, Las Vegas Development Company
Addition.

Z-83-65 From R-1 to P-R

Lot 5, Block 1, McNeil Tract #2

R. C. CLEMMER
Senior Planner

RCC:mm

Planning Department
400 Stewart Avenue

September 9, 1966.

George L. Lynch
430 South Fifteenth St.
Las Vegas, Nevada

Dear Mr. Lynch:

At the regular meeting of the City Planning Commission held September 8, 1966, your request for a plot plan review concerning property generally located on the northwest corner of Clark Avenue and Fifteenth was considered.

It was voted by the Planning Commission to approve this plot plan as submitted.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-137-63

Lynch Realty

430 SOUTH FIFTEENTH STREET - 385-4343
LAS VEGAS, NEVADA 89101

August 6, 1966

City Of Las Vegas
Planning Commission

Gentlemen:

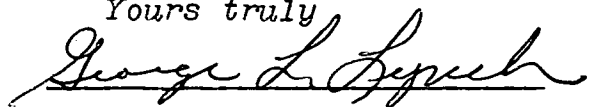
I would like to get the approval of my property located at 430 South 15th Street, Las Vegas, Nevada.

I am submitting a plot plan and pictures as it now exist. the pictures are less than 6 weeks old, for Professional use.

The property faces the east, the First National Banks Parking Lot located North east corner of Charleston and 15th street. The southern part of the said property faces the Town and Country Shopping Center. There is a block wall around the west and North side. The only Property that can be seen from 430 South 15th street is Commercial.

Thank you.

Yours truly



George L. Lynch

to the following conditions:

1. Being in accord with the plot plan.
2. That all residential use cease before the issuance of any Business Licenses.

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

At the hour of 4:20 p.m., Mayor Gragson declared a 5 minute recess. The meeting was reconvened at the hour of 4:25 p.m. with all members present as at the opening session.

ZONE CHANGE
Z-137-63

Adopted Resolution of Intent to Rezone to P-R, subject to conditions listed.

385-4343
Adopted Resolution

ZONE CHANGE - Z-137-63 - APPLICATION OF GEORGE L. LYNCH for reclassification of property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to P-R, legally described as:

Lot 7, Block A, Las Vegas Development Company Addition.

The Director of Planning, Mr. Donald J. Saylor: This is a request for Professional Office zoning. This particular parcel has frontage across from commercial. You have a plot plan showing conformance under the P-R zone, and the Planning Commission recommends approval by means of a Resolution of Intent, subject to being in accord with the plot plan; and that a 6 foot block fence be erected along the west property line in accordance with the Ordinance.

Commissioner Mirabelli: Is it the intent to allow this P-R zoning to continue on west?

Mr. Saylor: I would say yes, if these people wish to change theirs to a P-R zone, they would have the same privilege.

Commissioner Mirabelli: How would you feel about the property immediately behind it?

Mr. Saylor: No. The orientation is completely different. The use of the P-R zone is to try to buffer the interior residential against that which is exposed to the commercial, by backing up the P-R to the R-1. Notices were sent out on this and it was posted also.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to P-R, be ADOPTED, subject to the following conditions:

1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line, in accord with the Ordinance.

and further that this is not an indication that this Commission will consider nor use this as a rezoning for the property north of this parcel, in the block behind it.

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

October 22, 1963

Page 1 of 1

TO:

CITY ATTORNEY

3-137-63

FROM:

PLANNING DEPARTMENT

SUBJECT:

Resolution of Intent Preparation

COPIES TO:

C.C. Action 10/29/63
App. Resolution

Will you please prepare a Resolution of Intent to renew the following described properties:

45 — Z-60-63 - From R-E to R-3

A portion of the southeast quarter (SE 1/4) of Section 29, T29N, R31E, MDB&M and being more particularly described as commencing at the intersection of the west line of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of said Section 29 with the south line of Bonanza Road; thence east along the south line of Bonanza Road a distance of 524.50 feet to the Point of Beginning; thence east a distance of 200.00 feet along the south line of Bonanza Road; thence south a distance of 378.00 feet; thence west a distance of 200.00 feet; thence north a distance of 378.00 feet to the Point of Beginning.

Subject to:

Signing an agreement to enter into an assessment district; or, the formation of an assessment district; or, the installation of offsite improvements on an individual basis, whichever appears to be most practical and feasible.

11 — Z-135-63 - From R-4 to C-1

Lots 7 through 10 (inclusive), Block 14, South Addition

Subject to:

1. Being in accord with the plot plan.
2. That all residential use cease before the issuance of any Business License.

47 — Z-137-63 - From R-1 to PR

Lot 7, Block A, Las Vegas Development Company Addition

Subject to:

1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

1 RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

2 WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the
3 public interest; and

4 WHEREAS, the Board of City Commissioners deems it appropriate and in the
5 interest of the public health, safety, welfare and convenience that an
6 intention to rezone be indicated so long as conditions and stipulations
7 are complied with; and

8 WHEREAS, this intention to reclassify real property shall become final and
9 rezoning shall be consummated, upon the particular property, when
10 the owner has completed the specified building program in compliance
11 with the conditions thereof.

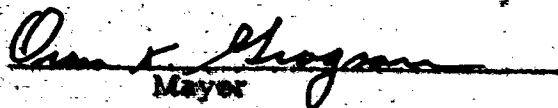
12 NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of
13 City Commissioners held on the 23rd day of October, 1963, the
14 following parcel of real property shall be rezoned as follows at the
15 time of completion of the said purpose of the rezoning and the condi-
16 tions attached thereto.

17 FROM R-1 to PR (Z-137-63)

18 Lot 7, Block A, Las Vegas Development
19 Company Addition.

20 Subject to: 1. Being in accord with the plat plan; and
21 2. That a six (6) foot block fence be erected
22 along the west property line in accord
23 with Ordinance No. 1088.

24 PASSED, ADOPTED AND APPROVED this 23rd day of October, 1963.

25 
26 Mayor

27 ATTEST:

28 
29 Edwina M. Cole
30 City Clerk
31
32

October 28, 1963

INTER-OFFICE MEMORANDUM

Page 1 of 3

TO: CITY ATTORNEY	FROM: PLANNING DEPARTMENT
SUBJECT: Resolution of Intent Preparation	COPIES TO:

Will you please prepare a Resolution of Intent to rezone the following described properties:

Z-60-63 - From R-E to R-3

A portion of the southeast quarter (SE 1/4) of Section 29, T20S, R61E, MDB&M and being more particularly described as commencing at the intersection of the west line of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of said Section 29 with the south line of Bonanza Road; thence east along the south line of Bonanza Road a distance of 524.50 feet to the Point of Beginning; thence east a distance of 200.00 feet along the south line of Bonanza Road; thence south a distance of 378.00 feet; thence west a distance of 200.00 feet; thence north a distance of 378.00 feet to the Point of Beginning.

Subject to:

Signing an agreement to enter into an assessment district; or, the formation of an assessment district; or, the installation of offsite improvements on an individual basis, whichever appears to be most practical and feasible.

Z-135-63 - From R-4 to C-1

Lots 7 through 10 (inclusive), Block 14, South Addition

Subject to:

1. Being in accord with the plot plan.
2. That all residential use cease before the issuance of any Business License.

Z-137-63 - From R-1 to PR

Lot 7, Block A, Las Vegas Development Company Addition

Subject to:

1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

north. Staff recommended denial.

The Chairman declared the public hearing open.

Mr. Robert Powell, 2200 South 6th Street, appeared to protest stating that he represented many other protestants in the area. He also stated that several conditions placed upon the existing commercial zoning at the time it was reclassified had not, as yet, been fulfilled.

Mr. Lawrence T. Stecker appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Fountain moved that the application of W. T. AND ARTIMESIA S. STEWART for the reclassification of property generally located on the north side of Sahara Avenue between Beverly Way and South Sixth Street, from R-2 to C-1, be denied.

Mr. Uehling seconded the motion and it was carried by a unanimous vote.

6. Z-135-63

Approved as amended

Application of COLUSE, KATZ, AND SHAW for the reclassification of property legally described as Lots 7 through 10 (inclusive), Block 14, South Addition, and generally location on the east side of Second Street between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this area is in transition to commercial classification. Referring to the plot plan submitted showing the proposed development, he stated there is sufficient offstreet parking for a C-1 classification. Staff recommended approval, by means of a resolution of intent to C-1, subject to being in accord with the plot plan, and that all residential use should cease prior to any commercial use.

The Chairman declared the public hearing open.

Mr. Coluse appeared in his own behalf, stating that he concurred with the recommendation of Staff.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of COLUSE, KATZ AND SHAW for the reclassification of property generally located on the east side of Second Street between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2 be approved by means of a resolution of intent, to C-1 subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That all residential use cease before the issuance of any business licenses.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

7. Z-136-63

Stricken from the agenda

Application of BLATT & VALMED for the reclassification of property legally described as Lot 27, Block 12, Clark's Las Vegas Townsite, and generally located on the west side of Second Street between Bridger and Lewis Avenues, from C-1 to C-2.

Mr. Saylor stated that this item should be stricken from the agenda. Due to a Staff error, the application is void as the parcel is presently zoned C-2.

Chairman Cahlan ruled that Item 7, Z-136-63 be stricken from the agenda.

8. Z-137-63

Approved

Application of GEORGE L. LYNCH for the reclassification of property legally described as Lot 7, Block A, Las Vegas Development Company Addition, and generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to PR.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this is one of a tier of lots across the street from an existing commercial area. The plot plan indicates sufficient offstreet parking, and the applicant

proposes no changes in the outside characteristic of the building. Staff recommended approval by means of a resolution of intent subject to being in accord with the plot plan, and that a 6 foot block wall fence be erected along the west property line. The record indicated no protests. The Chairman declared the public hearing open. Mr. Charles L. Garner appeared in behalf of the applicant. The Chairman declared the public hearing closed. After discussion, Mr. Fountain moved that the application of GEORGE L. LYNCH for the reclassification of property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to PR be approved by means of a resolution of intent, subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

9. Z-138-63

Approved

Application of LARRY LINDEN JENSEN for the reclassification of property legally described as Lots 19 through 24 (inclusive) Block 5, Fisher's Fremont Street - Boulder Dam Highway First Addition, and generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that the plot plan submitted indicated one store with the remainder of the area to be utilized for off-street parking. Staff recommended approval by means of a resolution of intent, subject to a six (6) block fence being constructed along both the west and south property lines prior to any commercial occupancy, being in accord with the plot plan, and a time limit of one year. The record indicated one letter of protest signed by 3 property owners and 3 letters of approval.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LARRY LINDEN JENSEN for the reclassification of property generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1, be denied. The motion died for lack of a second.

After further discussion, Vice-Chairman Tiberti moved that the application of LARRY LINDEN JENSEN for the reclassification of property generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1, be approved by means of a resolution of intent subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block wall fence be erected along the south and west property lines prior to any commercial occupancy.
- (3) That this development be commenced within one (1) year hence.

Mr. Longley, Sr., seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling	Mr. Johnston	
Mr. Matteucci		
Mr. Longley, Sr.		
Mr. Fountain		
V-Chrm. Tiberti		
Chrm. Cahlan		The motion carried.

October 24, 1963

Mr. George L. Lynch
222 South Second Street
Las Vegas, Nevada

Dear Mr. Lynch:

ZONE CHANGE APPLICATION - Z-137-63

The Board of City Commissioners at their regular meeting on October 23, 1963, considered your application for rezoning (Z-137-63).

By motion duly made, seconded and carried, a Resolution of Intent to Rezone property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to P-R, was ADOPTED, subject to the following conditions:

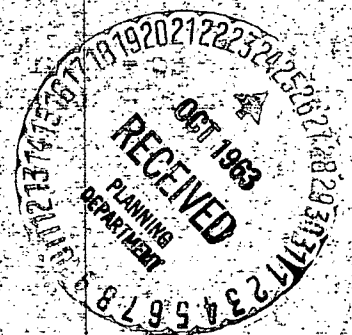
1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

Very truly yours,

Vyrna M. Loparco

Assistant City Clerk

cc - Public Works Department
cc - Planning Department



TO: City Clerk

DATE: October 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - 137-63

Application of George L. Lynch, 222 South Second Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends approval ~~on the basis of~~

by means of a resolution of intent

subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

Number of protests: 0

PLANNING DEPARTMENT

BY: _____
DON J. SAYLOR
Director of Planning

DJS:eb