

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0041-60

APN                163-01-502-001

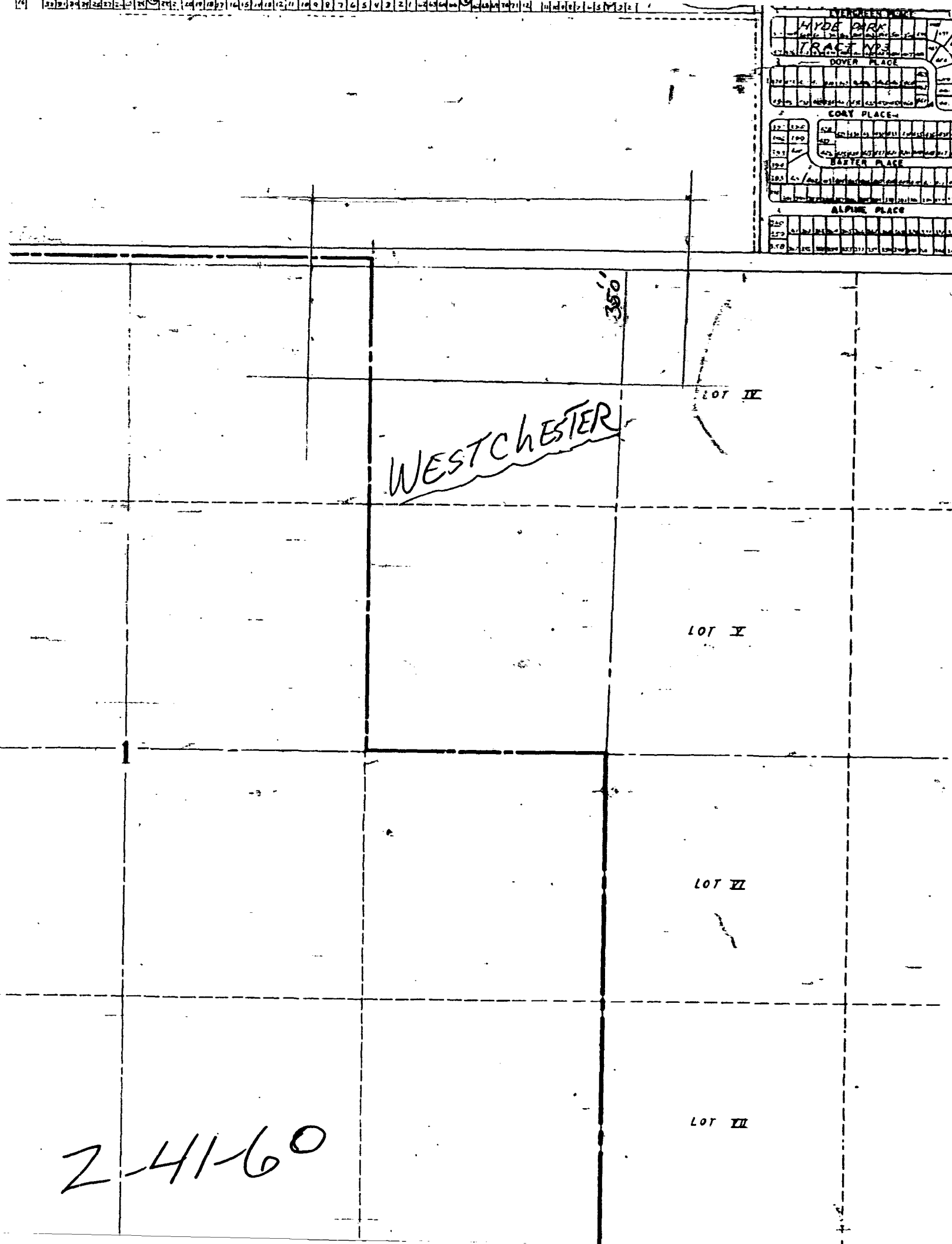
Location           SEC of Charleston & Wilshire

Applicant           David Wolzinger

Subject

Reclassification of property legally  
described as Parcel I: the East 1/2 of the  
North 350' of Government Lot 1, Section 1,  
Township 21 South, Range 60 East, MDB&M.  
Parcel II: the West 1/2 of the North 350' of  
Government Lot I, Section 1, Township 21  
South, Range 60 East, MDB&M.





WESTCHESTER

350

LOT IV

LOT V

LOT VI

LOT VII

24160

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

NOTICE OF PUBLIC HEARING

September 8, 1960

August 16, 1960

Notice is hereby given that on September 8, 1960 at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of City Planning Commissioners will hear the application of:

DAVID WOLZINGER FOR A RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS PARCEL I: ~~THE EAST ONE-HALF (E $\frac{1}{2}$ ) OF THE NORTH 350 FEET OF GOVERNMENT LOT I, SECTION I, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M. PARCEL II: THE WEST ONE-HALF (W $\frac{1}{2}$ ) OF THE NORTH 350 FEET OF GOVERNMENT LOT I, SECTION I, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M.~~ GENERALLY LOCATED 350 FEET DEEP ALONG THE SOUTH SIDE OF WEST CHARLESTON BOULEVARD BETWEEN THE PROPOSED EXTENSION OF DECATUR BOULEVARD AND WILSHIRE DRIVE AS PROPOSED.

FROM: R-E (Residence Estate)

TO: Cel (Limited or Neighborhood Commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, 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

September 12, 1960

Mr. Sam Lionel, Esquire  
Suite 109  
Freedman Building  
300 Fremont Street  
Las Vegas, Nevada

RE: David Wolzinger  
Zoning Application 2-41-60

Dear Mr. Lionel:

I have at hand your letter regarding the above item dated September 6, 1960 in which you requested the return of the zoning filing fee you paid on the above date in regard to this application.

As you state, this application was held in abeyance at the very last minute prior to the deadline for advertising in time for the September 8 zoning hearing, when the several parties involved apparently could not agree on some points. I would like to have further information at this time as to whether or not this application is, in fact, being held in suspension and that the questions involved by the parties concerned will be resolved in time to hear this matter at the next zoning hearing, which would be the second Thursday in November, or whether in fact we may consider this letter of yours as a withdrawal of this application.

In either event however, I find it necessary to advise you that in my opinion, supported by that of the City Attorney's office, under these particular circumstances we cannot refund the application filing fee. As you are no doubt aware, this filing fee is presumed to be used to defray a portion of the expenses involved in City staff time, advertising, and the like involved in the processing of such an application. It is true that processing of this application was stopped prior to the mailing of notices or the insertion of legal advertising in the papers and no expenses for legal advertising or postage charges was incurred. However, the staff did proceed as with a normal application in the work of compiling a list of property owners. Notices to these property owners have been prepared, sketch maps made and some other staff analysis undertaken.

To my best knowledge the only time in my six year tenure here that a zoning filing fee has been returned was one instance when in fact the application was probably made in error and accepted in error and the error was corrected and the application was withdrawn prior to the start of any staff work.

Sincerely yours,

FRANKLIN J. BILLS  
Director of Planning

FJB:kj

10/1/1960

43

*Hold*

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September 8, 1960

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FRANKLIN J. BILLS  
Director of Planning

*WITHDRAWN*

*8-26-60  
mailing date.*

SAMUEL S. LIONEL  
ATTORNEY AT LAW  
SUITE 109 FRIEDMAN BUILDING  
300 FREMONT STREET  
LAS VEGAS, NEVADA  
DUDLEY 4-6934

September 6, 1960

City of Las Vegas  
Department of Planning  
City Hall  
Las Vegas, Nevada

Re: David Wolzinger  
Z-1460

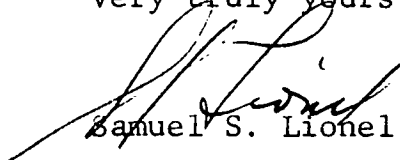
Gentlemen:

The undersigned filed an application for reclassification on August 10, 1960, on behalf of my client, David Wolzinger, the said application being assigned No. Z-1460. The application has been held in abeyance and not processed, and it is my understanding under such circumstances that I am entitled to a refund of the \$55.00 application fee.

Accordingly, request is hereby made for a return of the fee.

Thank you for your courtesy herein.

Very truly yours,

  
Samuel S. Lionel

SSL:GPQ

9/12/60  
Take conversation with Lionel  
stated that Plan Dept. should  
consider this letter as a  
Withdrawal of application  
Z-1460



2041-60

- 3-10-17 MADGE EGOLF 2908 SERENA Rd  
SANTA BARBARA CAL
- 18 Louis Perozzi 417 N. Seventh St.
- 19 Gail B. Fisher, Jr. 1857 Shadow Mount-  
ain place
- 20 Douglas J. Brand 120 N. Eighth, St.
- 21 G. C. + Helen I. Luzier (3/4 int.) 729 S. Fifth St.  
Byron J. + Ida A. Morris. (1/4 int.) " "
- 23 Aero Vegas 5912 Idle Ave.
- 24 Earl J. Clark 1201 Riverside Dr.
- 37 Paul E. + Florence Sterling, 364 Liverpool  
Cardiff, Cal.
- 38 Byron J. + Ida A. 412 N. Fifth St. Apt #6
- 35 Ivan C. + Eileen Carson, 1000 Mohawk
- 36 " " " " " "
- 26 Joseph E. Sullivan, 1266 Melville Dr.
- 27 Nat + Betty Brandwynnes (1/2 int.) 4308 El Cedral  
Ave.  
Alfred + Judith Alvarez, (1/2 int)
- 28 Effie E. McCormick, 2504 Fremont St.
- 29 Sam + Laura G. Melchionne, 4584 Madre Mesa Dr.
- 30 Clara J. Balling Felts, 5550 W. Charleston Blvd.
- 31 Quincy E. Fortier, MD. 1025 Villa Circle
- 32 Wallace + Ethel Brewer 5640 W. Charleston Blvd.
- 40 Quincy E. Fortier, Huntridge Station, Box 2508
- 3-11-18 Russell Earl Pinney 315 First Ave.  
Salt Lake City 16, Utah
- 19 Dean D. + Elva Pulsipher, 1220 Fifth St.  
Boulder City, Nev.
- 20 City of Las Vegas Las Vegas S. Nev.
- 21 Clarence L. Watson 2801 W. Charleston Blvd.
- 22 William Roger Barnard, 2209 Sunrise Ave.  
Apt. #8

- 3-11-23 Chester & Josephine Oxborrow, 2337 W. Pinto Lane  
26 Donald Leland & Marilyn Johnson, 244 Cervantes  
St.  
27 William Edward Fitzgerald, Sr. Box 964  
28 Joe F. & Esthery. Roddy, 936 Fedora St.  
Las Angeles Cal.  
29. Katherine Deones 631 S. Third. St.  
30 Russel J. & Patricia G. Walter, 5100 W.  
Charleston Blvd.  
31 E. F. & Clara Weerts, 2055 Third Ave.  
San Diego 1. Cal.  
32. Lydell Vermont Clement, Santa Clara Dr.

W. Harris c/o H. P. Sharp  
1806 S. MAIN

CHECK LIST - FOR PROCESSING *Reopening* APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1	Assign next numerical number (from Log Book).	✓	LL
2	Enter number and fill in box on back of application.	✓	LL
3	Enter in register.	✓	LL
4	Make up folder with <sup>(color)</sup> <i>Green</i> label - attach application on right hand side.	✓	LL
5	Type 3 index cards - numerical, applicant and legal.	✓	LL
6	File above cards in proper metal file.	✓	LL
7	Make up draft of Notice of Public Hearing: a. Pencil-note date to be mailed. b. Place Notice of Public Hearing draft with tentative agenda.	✓	LL
8	Enter proper information on tentative agenda.	✓	LL
9	Give file to Mel Smith 14 days prior to meeting date for property owner list.	✓	LL
10	Type property owner list - a. type envelopes b. mail out notices c. place "Protest & Approval" sheet in applicant file - right side.		
11	Prepare rough draft of Legal Notice for newspapers along with other "Z" files.		
12	Ask Don re possible resolutions.		

FILE NO. *2-41-60*

MEETING DATE *September 8, 1960*

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

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-E 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 growth of the area makes a neighborhood commercial district necessary and feasible.

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 \$ 50.00.

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

Parcel 1: The East One-Half (E. ½) of the N. 350' of Government Lot One (1) in Section 1, Township 21 South, Range 60 East, MDB & M.

Parcel 11: The West One-Half (W. ½) of the N. 350' of Government Lot One (1) in Section 1, Township 21 South, Range 60 East, MDB & M.

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
                          SS:  
COUNTY OF CLARK )

I, SAMUEL S. LIONEL, being duly sworn, depose and say: That I am the attorney for DAVID WOLZINGER, whom this day entered into an escrow to purchase the real property listed on the reverse side hereof, from First Western Savings and Loan Association,

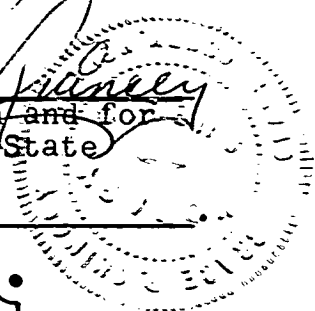
~~being duly sworn depose and say that I am the owner of property involved in this application~~ and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed (In Ink) *Samuel S. Lionel* Mailing Address  
300 Fremont Street  
Las Vegas, Nevada

Phone No. DU 4-6934

Subscribed and sworn to before me this 10th day of August, 19 60.

*Grace L. Jolley*  
Notary Public in and for  
said County and State



My Commission expires 9/6/60

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 8-10 19 60

Fee \$ 55.00

Receipt No. 26188

Case No. 2-41-60

By *[Signature]*  
DIRECTOR OF PLANNING