

**Planning & Development Department
Scanning Cover Sheet**

Case No A-1-78

APN N/A

Location VEGAS DR. AND MICHAEL WY.

Applicant HALCO, INC (Harold Thompson)

Subject

Annexation





DELTA ENGINEERING INC.

ENGINEERING • LAND SURVEYING • LAND PLANNING • SUBDIVISIONS

4601 WEST SAHARA AVENUE • PHONE (702) 876-0330 • LAS VEGAS, NEVADA - 89102

Job No. 771104
Casa Linda No. 9
For Halco, Inc.

EXHIBIT "A"

LEGAL DESCRIPTION FOR CITY OF LAS VEGAS ANNEXATION

Being the $W\frac{1}{2}$ $NW\frac{1}{4}$ $SE\frac{1}{4}$ of Section 24, T. 20 S., R. 60 E.,
M.D.M., Clark County, Nevada, and being also described
as follows:

Beginning at the NW corner of said $W\frac{1}{2}$ $NW\frac{1}{4}$ $SE\frac{1}{4}$ of Section 24
(Center $\frac{1}{4}$ corner); thence along the North line of said $SE\frac{1}{4}$,
S. $87^{\circ}44'14''$ E., 660.72 \pm feet; thence along the East line
of the $W\frac{1}{2}$ $NW\frac{1}{4}$ $SE\frac{1}{4}$ of said Section 24, S. $02^{\circ}20'16''$ W.,
1339.74 \pm feet; thence along the South line of said $W\frac{1}{2}$
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feet to the Point Of Beginning.

Said parcel contains 20.36 acres more or less.

RECEIVED
JAN 27 2 03 PM '78
CITY CLERK

TIME SHEET

FILE: A-1-78

WORK ELEMENT

TIME (indicated to nearest 15 minutes)

WORK ELEMENT	MO. 2		MO.		MO.		MO.		MO.	
	DA. 6		DA.		DA.		DA.		DA.	
ADMINISTRATION *										
Submitted	15									
Proofing										
Text Writing										
Field Work	15									
Phone										
CLERICAL										
Typing	15									
Filing										
MAPPING										
	45									
PRESENTATIONS										
Planning Com.	15									
City Commission										
TOTAL										GRAND TOTAL

* Indicate month and 1st day of work week

A-1-28

HALCO, INC.

General Contractors

(702) 876-0227

3355 W. SPRING MOUNTAIN ROAD, #8 • LAS VEGAS, NEVADA 89102

February 21, 1978

NOK
Strike from
agenda as Withdrawn

Bill Purvis
Director of Public Works
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Due to the failure of our efforts to rezone the property on Michael Way and Lake Mead into smaller lots, we find it economically unfeasible to develop the property. We therefore wish to withdraw our request for annexation and sewer hookup.

Thank you for your cooperation in this matter.

Yours truly,

HALCO, INC.

Harold Thompson
Harold Thompson

HT:jh
cc - Don Saylor, City Planning
cc - Mayor Bill Braire

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 30, 1978

Date

TO: PUBLIC SERVICES DEPARTMENT
FIRE DEPARTMENT
POLICE DEPARTMENT

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:
ANNEXATION - A-1-78 - HALCO, INC.

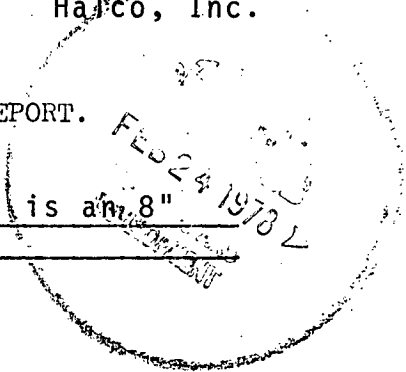
COPIES TO:

Would you please provide your comments regarding the subject Annexation Petition for property generally located on the east side of Michael Way between Vegas Drive and Smoke Ranch Road. This Petition for annexation will be heard at the February 9, 1978, meeting of the City Planning Commission so your comments will be appreciated as soon as possible.

Attached is a location map for your reference and a copy of the Petition.

kt

Attachments



THE FOLLOWING INFORMATION IS NEEDED IN COMPLETING THE ANNEXATION REPORT.

SANITARY SEWERS AVAILABLE (LOCATION AND SIZE) The nearest main is an 8" line on Michael Way north of Lake Mead.

STORM DRAINAGE:

NATURAL DRAINS (LOCATION AND DIRECTION OF FLOW) Natural Drainage generally runs through this property in a NE Direction, with a channel at Carl that crosses Michael Way & onto this property.

IMPROVED DRAINAGE CHANNELS (LOCATION AND SIZE) none

REQUIRED IMPROVEMENTS The drainage that comes onto this property from the west at Carl should be provided for.

EASEMENTS (LOCATION AND SIZE) none

UTILITIES:

GAS LINES (LOCATION AND SIZE) none

WATER LINES (LOCATION AND SIZE) In Michael Way, 25' E. of Center Line 39" Steel Pipe.

ELECTRIC POWER LINES (LOCATION AND SIZE) Overhead line on west side of Michael Way (12KV).

TELEPHONE LINES (LOCATION) Underground, south side Lake Mead

STREETS:

EXISTING IMPROVEMENTS Michael Way, Coldmix street pavement

NECESSARY DEDICATION Right-of-way: Radius Corners required

NECESSARY IMPROVEMENTS Full half-street improvements on Michael Way and Lake Mead Blvd. frontage.

OTHER PERTINENT INFORMATION _____

60 244

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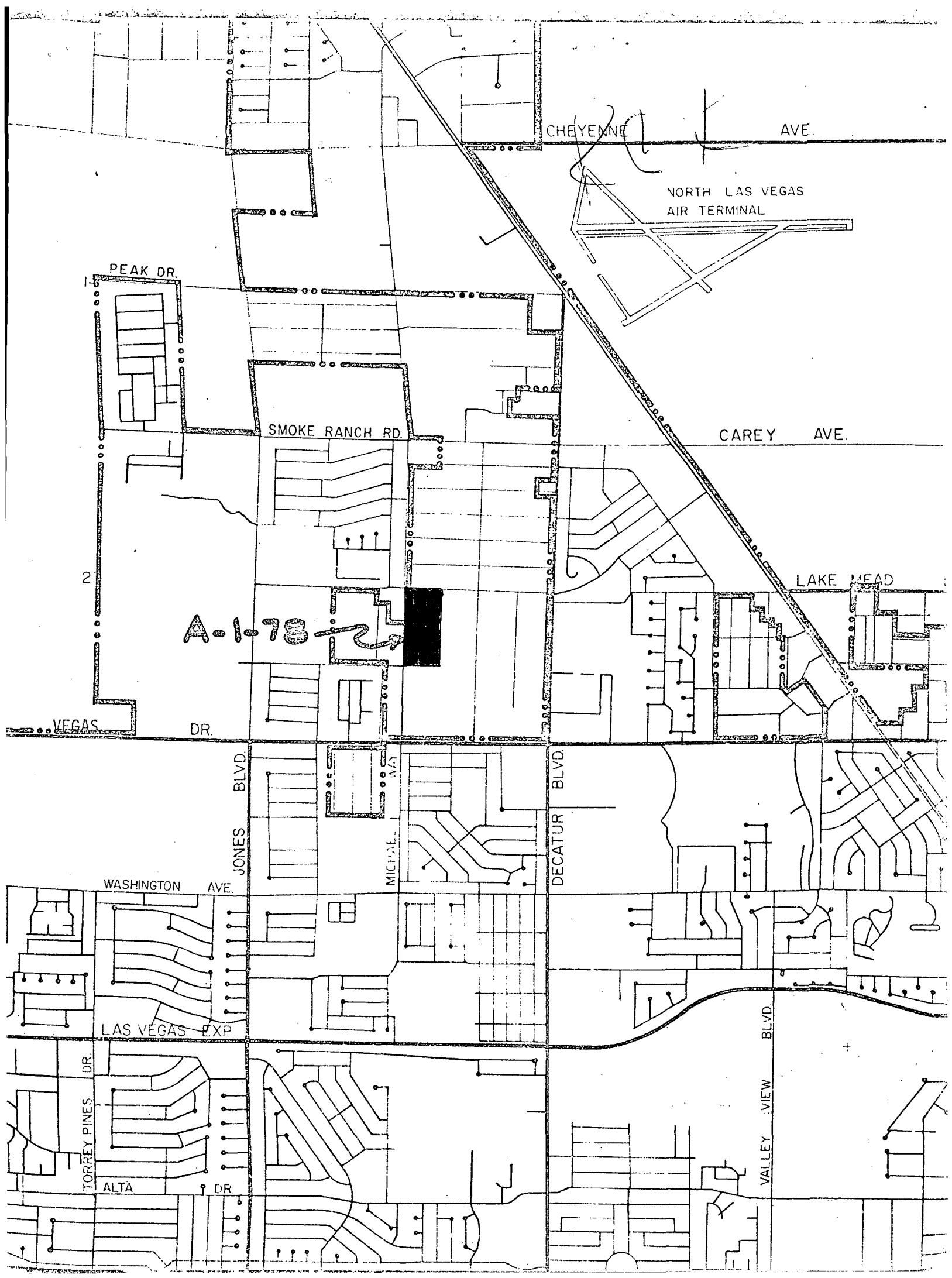
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LARK MEAD?
kt

Attachments

JAN 31 1978

COMMUNITY DEVELOPMENT REVIEW	
Initial	Date
<i>[Signature]</i>	1-31-78
Traffic	
R/W	2-2-78
Permits	
Dep. Dir.	
Other:	
Reply Sent _____	



CHEYENNE

AVE.

NORTH LAS VEGAS
AIR TERMINAL

PEAK DR.

SMOKE RANCH RD.

CAREY AVE.

LAKE MEAD

A-1-78



VEGAS

DR.

JONES BLVD.

MICHAEL WAY

DECATUR BLVD.

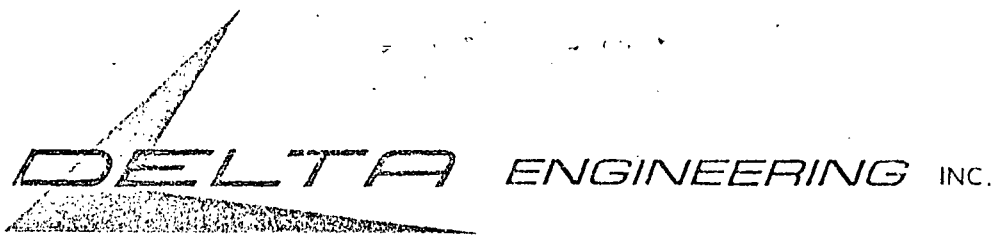
WASHINGTON AVE.

LAS VEGAS EXP.

VALLEY VIEW BLVD.

TORREY PINES DR.

ALTA DR.



ENGINEERING • LAND SURVEYING • LAND PLANNING • SUBDIVISIONS
4601 WEST SAHARA AVENUE • PHONE (702) 876-0330 • LAS VEGAS, NEVADA - 89102

Job No. 771104
Casa Linda No. 9
For Halco, Inc.

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RECEIVED
JAN 27 2 03 PM '78
CITY CLERK

Owner per scope
3.04 30-48-01 - Frank Perasovich, Jr. et al
3.67 04 " " "
3.38 30-49-01 " " "

RECEIVED

JAN 2 2 31 PM '78
John M. ...
Acting CITY CLERK

PETITION FOR ANNEXATION

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

and

BOARD OF COMMISSIONERS OF THE CITY OF
LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows, to-wit:

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M.D.M., Clark County, Nevada.

SEE ATTACHED EXHIBIT "A" FOR MEETS & BOUNDS DESCRIPTION

Respectfully submitted,

NAME

ADDRESS

Halco, Inc.

Harold Thompson

Harold Thompson
3355 West Spring Mtn. Road, #8

Las Vegas, Nevada 89103

A-1-78

DELTA ENGINEERING INC.

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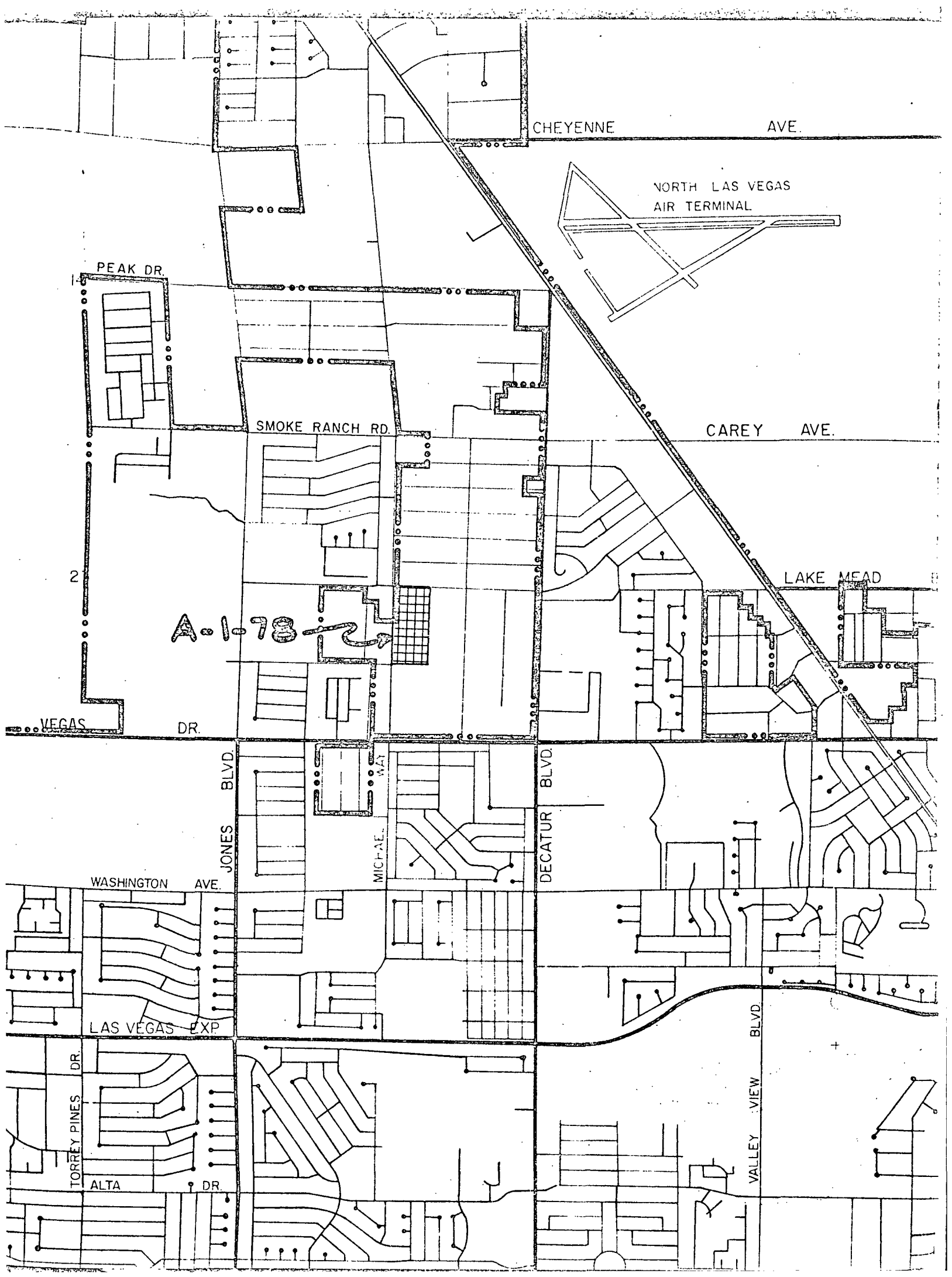
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CITY CLERK



CHEYENNE

AVE.

NORTH LAS VEGAS
AIR TERMINAL

PEAK DR.

SMOKE RANCH RD.

CAREY AVE.

LAKE MEAD

A-1-78

VEGAS

DR.

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MICHAEL WAY

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WASHINGTON AVE.

LAS VEGAS EXP.

TORREY PINES DR.

ALTA DR.

VALLEY VIEW BLVD.

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Acting CITY CLERK

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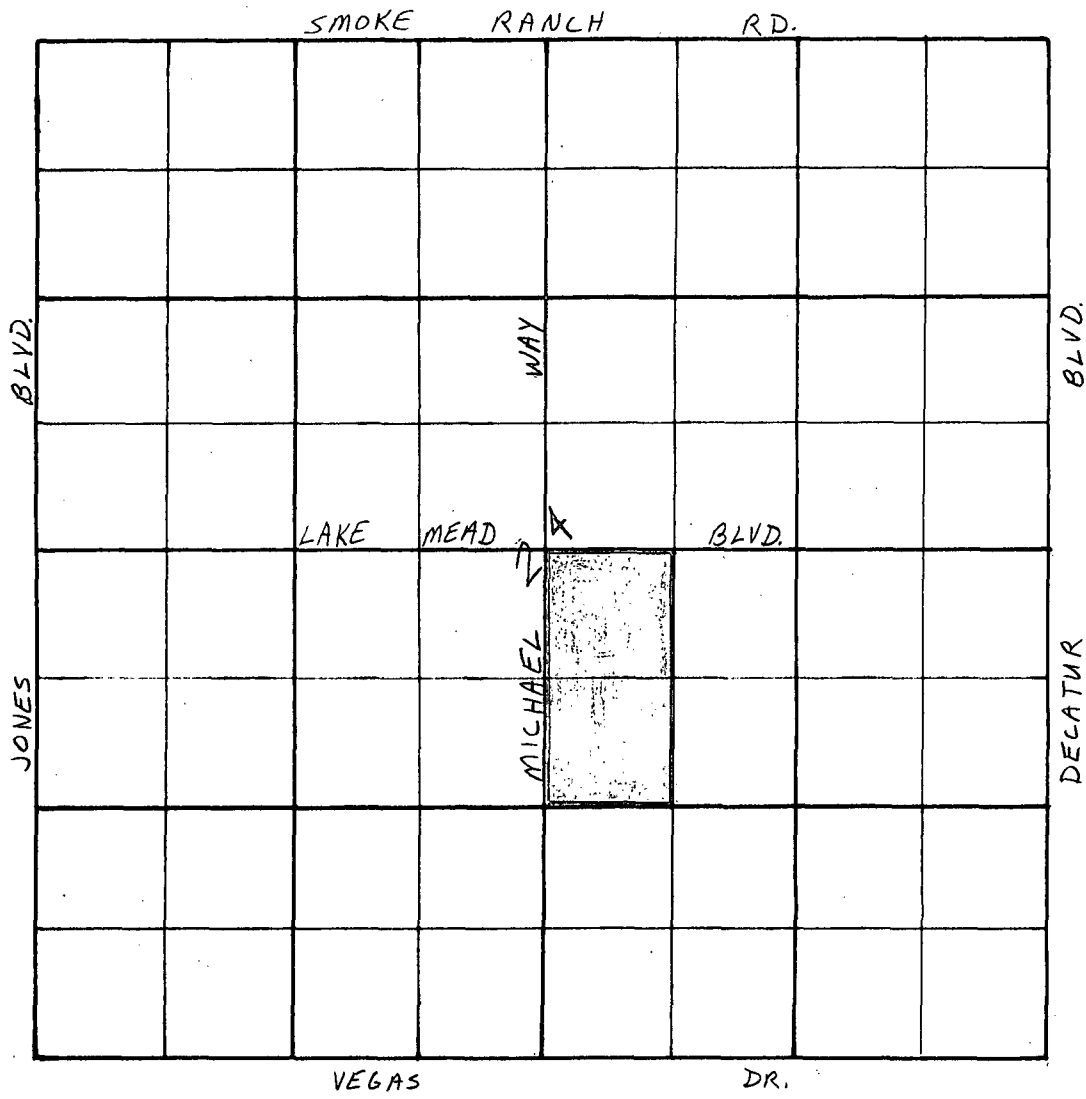
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Las Vegas, Nevada 89103

A-1-78

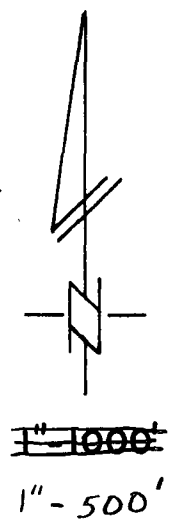
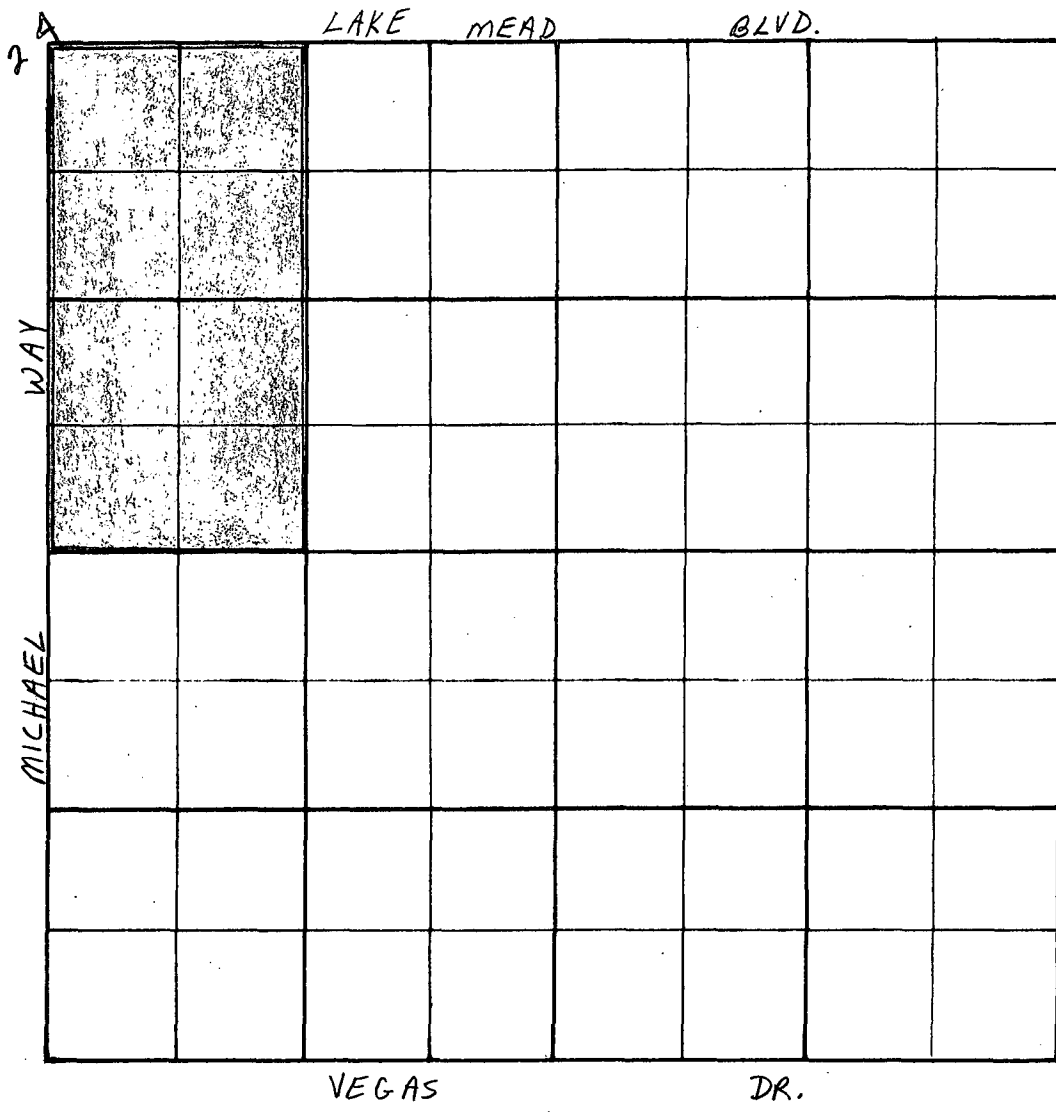


APPROVED _____ 197__
 EFFECTIVE DATE _____ 197__

SECTION 24
 RANGE 60
 TOWNSHIP 20

ORD. _____

20.36 AC.



APPROVED _____ 197__
 EFFECTIVE DATE _____ 197__

SECTION 24 (SE 1/4)
 RANGE 60
 TOWNSHIP 20

ORD. _____

20.36 AC.

INTER-OFFICE MEMORANDUM

Date

February 7, 1978

TO:
DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

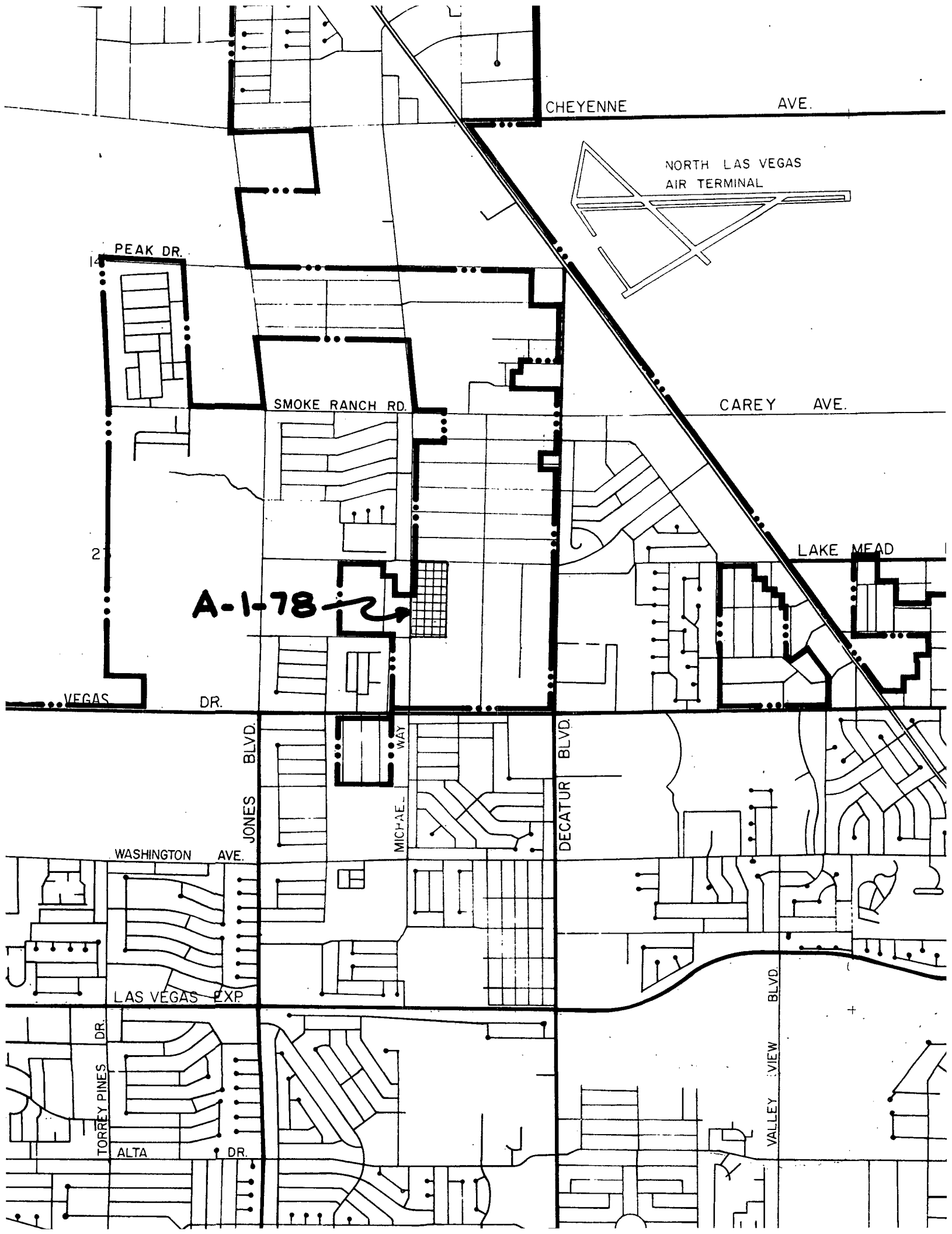
SUBJECT:
ANNEXATION - A-1-78 - HALCO, INC.

COPIES TO:

1. We will provide fire protection to this area.
2. Two copies of the map and signed document will be required for I.S.O., insurance reclassification purposes and for district mapping.

GJ/nc





CHEYENNE AVE.

NORTH LAS VEGAS AIR TERMINAL

PEAK DR.

SMOKE RANCH RD.

CAREY AVE.

LAKE MEAD

A-1-78 →

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LAS VEGAS EXP

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January 30, 1978

Date

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FIRE DEPARTMENT
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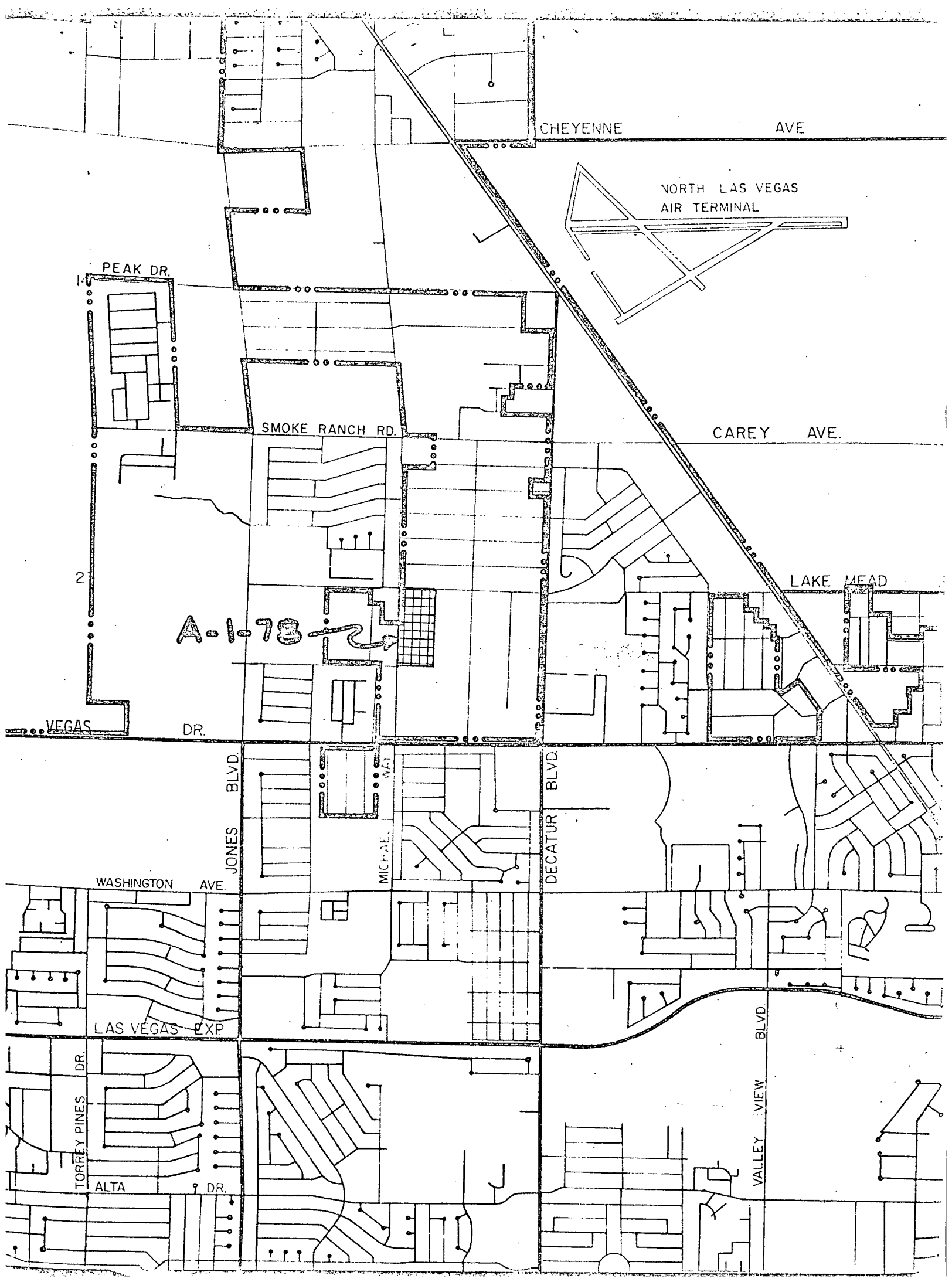
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Lois M. ...
Acting CITY CLERK

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CITY CLERK

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

Inter-Office

MEMORANDUM

To : DON J. SAYLOR, AIR, DIRECTOR

Date: 2-1-78

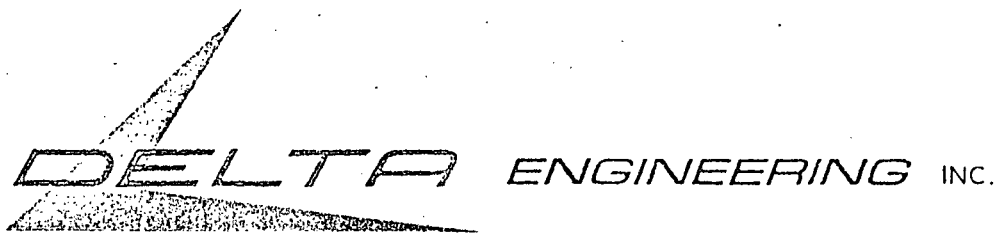
From : J.O. SMITH, LT., - TRAFFIC BUREAU

Subject: ANNEXATION - A-1-78 - HALCO, INC.

This Department has no objections as long as this meets the requirements of the City.


J.O. SMITH, LT.
TRAFFIC BUREAU

JOS:cn



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Las Vegas, Nevada 89103

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Diamond Head, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. There shall be no vehicular access to Bonanza Road and the Cedar Avenue Drainage Channel from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. The subdivider to pay for one-fourth of the cost of a bridge at the intersection of Marion Drive and the Cedar Avenue Drainage Channel, plus construct a 6 ft. high masonry wall on the north right-of-way line of the drainage channel, provide a gate adjacent to Marion Drive and a maintenance road along the north side of the channel as required by the Department of Public Services.
5. Provide a 20 ft. sewer easement to the City by separate agreement before recording of a final map. Said easement to extend from the south boundary of the plat southward to Stewart Avenue on the Marion Drive alignment.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr.
Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on March 15, 1978 at 2:00 P.M.

Petition of Annexation submitted by HALCO, INC. for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive.

4. A-1-78

(Abeyance Item
from 2/9/78)

WITHDRAWN

NEW BUSINESS:

1. FINAL MAP

SPANISH OAKS #8

APPROVED

Property generally located on the east side of Valley View Boulevard, south of Oakey Boulevard, R-PD 6 zone.

Owner/Subdivider: Royal Crest, Inc.

No. of Acres: 11.2+

No. of Lots: 62

MR. NULL presented the staff report and stated the final map does differ slightly from the tentative map. On the tentative, there was a portion of Calle De Mazatlan that extended from Plaza Del Padre west to Valley View. On the final map this section has been removed and instead two lots have been added and a 19' fire lane and utilities easement. The two lots do not effect the overall

March 1, 1978

Mr. Harold Thompson
Halco, Inc.
3355 W. Spring Mountain Road #8
Las Vegas, Nevada

Re: A-1-78

Dear Mr. Thompson:

Your Petition of Annexation for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive was considered by the City Planning Commission on February 28, 1978.

As per your request, this annexation petition has been withdrawn.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

3. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

Petition of Annexation submitted by HALCO, INC. for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive.

MR. NULL presented the staff report and stated the area in question is east of the developed area of the City. It is approximately 20 acres in size and has County R-E zoning. There has been a request for a zone change to R-D which permits 3 units per acre in the County. It is shortly going before the County Planning Commission.

CHAIRMAN MILLER asked if the annexation petition was approved, it would need the City Commission approval also.

MR. NULL replied that was correct.

CHAIRMAN MILLER asked if the applicant or a representative was present.

The applicant or a representative was not present.

MR. JONES made a Motion for ABEYANCE of A-1-78.

Voting was as follows:

"AYES" Mr. Miller, Mr. Tiberti, Mr.
Guthrie, Mr. Jones and Mr. Swessel

"NOES" Mrs. Coleman

Motion for ABEYANCE carried by a majority vote.

4. STREET NAME CHANGE

ORGAZ COURT to
NACO COURT

APPROVED

Request of JOHN MIDBY for a street name change to change ORGAZ COURT to NACO COURT in Rancho Sereno Unit #1.

MR. NULL presented the staff report and stated the street in question is located in Rancho Sereno and the developer wishes to change the name. Staff has no objection to this.

MRS. COLEMAN made a Motion for APPROVAL of the Street Name Change from ORGAZ COURT to NACO COURT.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on March 1, 1978 at 2:00 P.M.

5. Z-157-77

APPROVED

Application of S. MARTIN AKEYSON, JR. for reclassification of property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, Township 20 South, Range 60 East, MDB&M and generally located on the northwest corner of Vegas Drive and Torrey Pines Drive, from N-U (Non-Urban) to R-1 (Single Family Residence), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial).

MR. BROWN presented the staff report and stated to the east is County R-E, to the north and west is County R-E. To the south is one parcel of resolution of intent to C-1,

February 10, 1978

Mr. Harold Thompson
Halco, Inc.
3355 W. Spring Mountain Road #8
Las Vegas, Nevada

Re: A-1-78

Dear Mr. Thompson:

Your Annexation Petition for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive was considered by the City Planning Commission on February 9, 1978.

It was voted by the Commission to hold this matter in ABEYANCE until their next regularly scheduled meeting on February 28, 1978. This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. It is requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:KT:bj1

CLARK COUNTY DEPARTMENT OF
ZONING AND COMPREHENSIVE PLANNING

CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

TELEPHONE
386-4011
EXT. 314

E. J. DOWNEY
DIRECTOR

February 7, 1978

Mr. Don J. Saylor, AIP, Director
Community Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

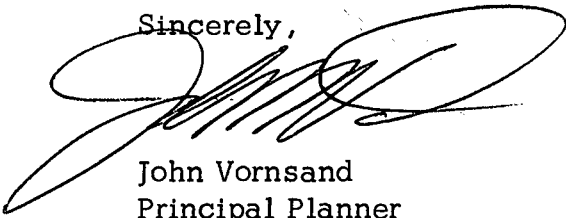
SUBJECT: A-1-78

Dear Mr. Saylor:

The present zoning of the $W\frac{1}{2}$ $NW\frac{1}{4}$ $SE\frac{1}{4}$, Section 24, Township 20 South, Range 60 East is R-E (Residential Rural Estates). This Department is presently processing a request for reclassification on this property which will be heard by the Planning Commission on February 16, 1978. This request is for R-D (Suburban Estates) Zone to construct 102 single family residences.

If you have any further questions regarding the above, please contact this office at your convenience.

Sincerely,



John Vornsand
Principal Planner

JV:ed

January 30, 1978

Mr. E. J. Downey
Director, Clark County Planning & Zoning
Clark County Courthouse Annex
Las Vegas, Nevada 89101

Re: A-1-78

Dear Mr. Downey:

Would you please advise me of the present zoning for property generally located on the east side of Michael Way between Vegas Drive and Smoke Ranch Road. An annexation petition has been submitted to the City of Las Vegas on this property.

I am attaching a copy of the Petition containing the legal description and also a copy of the location map for your reference.

I would appreciate receiving this information at your earliest possible convenience.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

Attachments

RECEIVED

JAN 23 PM '78
Lyndy Martin
Acting CITY CLERK

PETITION FOR ANNEXATION

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

and

BOARD OF COMMISSIONERS OF THE CITY OF
LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows, to-wit:

Being the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, T. 20 S., R. 60 E.,
M.D.M., Clark County, Nevada.

SEE ATTACHED EXHIBIT "A" FOR MEETS & BOUNDS DESCRIPTION

Respectfully submitted,

NAME

ADDRESS

Halco, Inc.

Harold Thompson

Harold Thompson
3355 West Spring Mtn. Road, #8

Las Vegas, Nevada 89103

A-1-78