

**Planning & Development Department  
Scanning Cover Sheet**

Case No           A-0003-59

APN

Location           VALLEY VIEW BLVD & SAN FRANCISCO AVE

Applicant           HOME INVESTMENT COMPANY

Subject

ANNEXATION OF THAT PORTION OF THE NORTH EAST  
QUARTER SECTION 7 T21S R51E



DIRECTOR OF PUBLIC WORKS


INTER-OFFICE COMMUNICATION

DATE: July 22, 1959  
FILE: 610.a

TO: Planning Department  
FROM: Engineering Department  
SUBJECT: Annexation A-3-59, Part of Section 7, Township 21 South, Range 61 East

Your memorandum of July 6 requested comments from the Engineering Department on the petition for annexation of the  $N\frac{1}{2}$  of the  $NE\frac{1}{4}$  of Section 7, Township 21 South, Range 61 East, M. D. B. & M. The following comments are submitted in reference to this annexation.

1. Sewage: There are presently no sewer trunks within this area to serve the complete 160 acres. There are, however, plans for providing service to this and adjacent areas by a trunk line to be constructed on San Francisco Avenue westerly of the Union Pacific Rail Road. Although it may be several years before this trunk can be extended as far west as the NE corner of Section 7, limited service can be presently provided for a portion of this tract through the Las Verdes Heights trunk system.
2. Drainage: There are no major drainage channels in the area which cannot be provided through a system of normal street layout.
3. Water and other Utility Services: The adjoining development of Las Verdes Heights provides all the utilities within a reasonable economic system.
4. Rights-of-way: Right-of-way for San Francisco Avenue to provide the ultimate width of street section as covered by the Master Plan of Streets and Highways should be dedicated at the time of annexation.

  
V. B. Uehling  
Principal Civil Engineer

VBU:jr

July 6, 1959

Engineering Department

Deputy Director of Planning

7-9-59

We have received a petition for Annexation of the N 1/2 of  
the NE 1/4, Section 7, T21S, R61E, N.W.D.C. from the Hare  
Investment Company of Long Beach.

May we have your comments and recommendations concerning  
this petition not later than July 21, 1959 as we intend  
to present it to the Planning Commission on July 23th.

RONALD J. LAYTON  
Deputy Planning Director

GWC:bn

F. 10

A-3-59

21

June 15, 1959

Mr. James M. McCroarty, Vice President  
Home Investment Co.  
118 South Fourth Street  
Las Vegas, Nevada

Dear Mr. McCroarty:

This will acknowledge receipt of your letter, with enclosure, dated June 11th in which you petition for the annexation of approximately seventy-five acres to the City of Las Vegas. Since this letter is not in proper form for a petition to annex, I am returning it to you with the request that you re-submit it in accordance with the following procedure.

This petition should properly be addressed to the Honorable Mayor and Board of City Commissioners, City Hall, Las Vegas, Nevada. The description, as submitted in your letter, appears to be in proper form. According to normal procedure, the Board of City Commissioners will immediately refer your petition to the City Planning Commission for study and recommendations.

The Board of City Commissioners, on September 8, 1955, adopted a policy resolution establishing procedure in handling and processing annexation petitions, including the establishment of fees to be paid by the petitioner. These fees are \$25.00 for the first 40 acres and \$15.00 for each additional 40 acres, or fraction thereof. Accordingly, it would be proper for you to submit, along with your petition, a check in the amount of \$40.00, payable to the City of Las Vegas.

Please be advised that there will be no time delay as the result of your resubmission, inasmuch as our Department has noted the contents of your letter and is already unofficially beginning its necessary study of the factors in preparation for an early report to the Planning Commission.

Yours very truly,

FRANKLIN J. BILLS  
DIRECTOR OF PLANNING

FJB/emc  
Enclosure