

Planning & Development Department
Scanning Cover Sheet

Case No A-3-76

APN N/A

Location SW CORNER OF W CHEYENNE AVE & TERRY LN

Applicant HIX, BERNARD, SPENGLER

Subject

PETITION FOR ANNEXATION



A-3-76

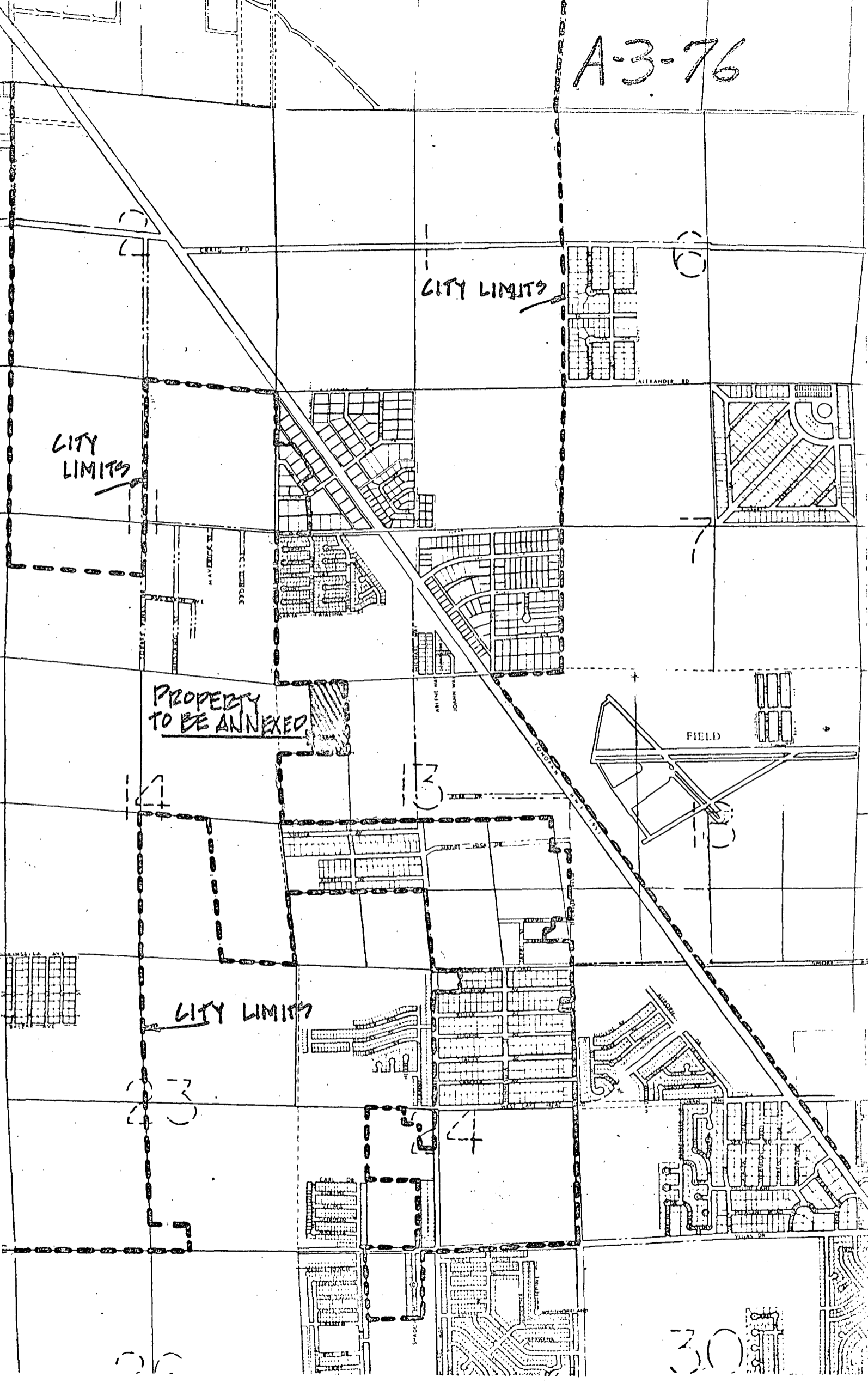
CITY LIMITS

CITY LIMITS

PROPERTY TO BE ANNEXED

CITY LIMITS

FIELD



A-3-76

CITY LIMITS

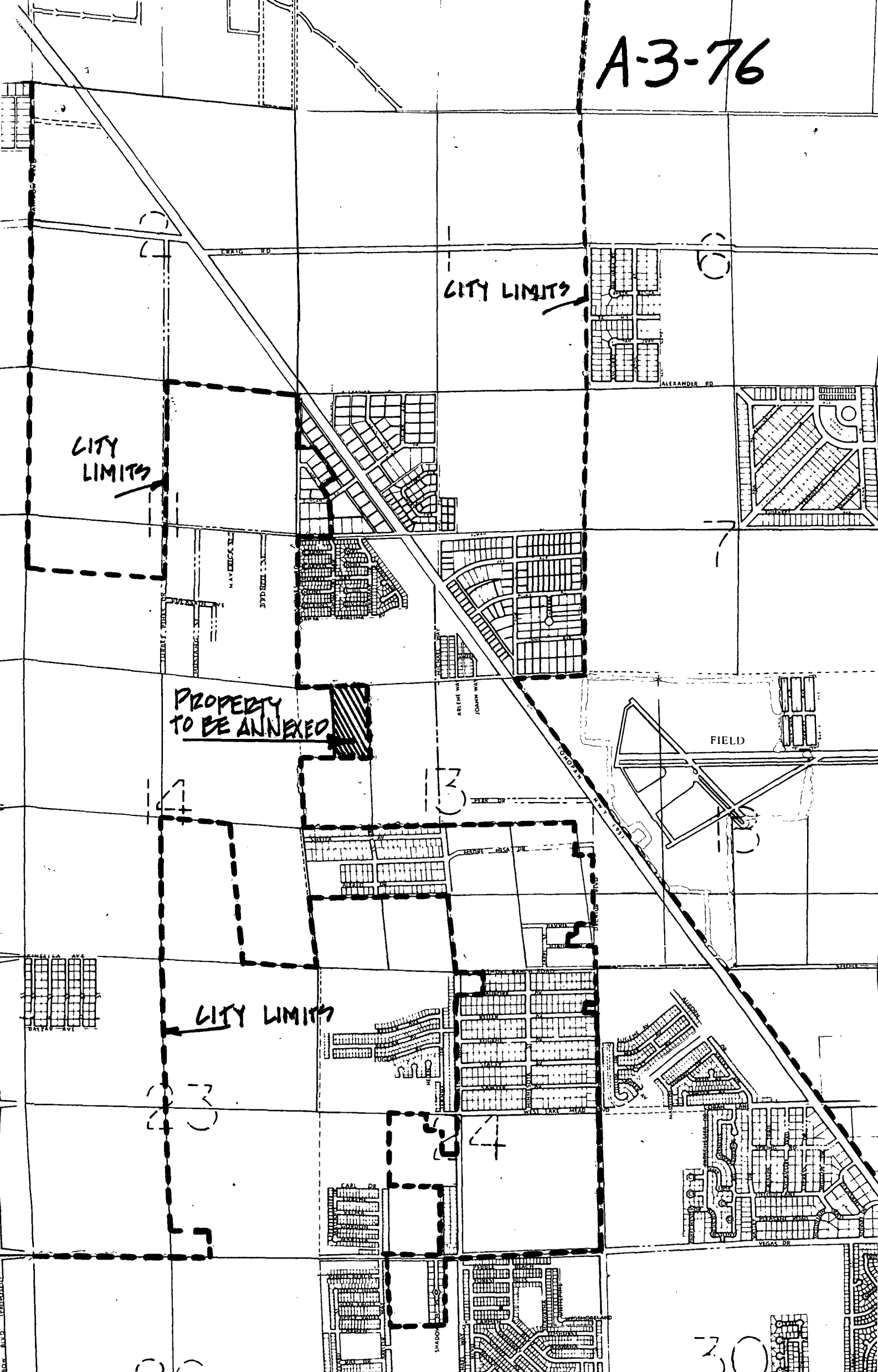
CITY LIMITS

PROPERTY TO BE ANNEXED

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FIELD

ARROW - BLVD (RECORDED)



Commissioner Christensen: I'd like to ask the City Attorney a question: Are we obligated, in light of our past experiences in the Courts, etc., are we obligated to vote in favor of a License providing it apparently meets the criteria?

Mr. Lovell: I think you have the power to vote either way you want. The Court, unless it finds some negative aspects, would think that an individual or a business has the opportunity to operate.

So, practically speaking -

Commissioner Christensen: What do you mean by "negative aspects"?

Mr. Lovell: Negative aspects would be those things that would, in the Court's mind, would be detrimental to the public interest, health and welfare -

Commissioner Christensen: If we deny a License based upon a person's past history, etc. - we can't do that - right?

Mr. Lovell: Not on a non-privileged License - no.

Commissioner Christensen: I would just like the minutes to reflect that I voted in favor of this motion only because of the legal opinion given by the City Attorney. If it were within my power to deny this License, I would do it on the basis of previous business activities by the applicant of violations - his past record for violations.

A-3-76

TABLED

ANNEXATION PETITION - A-3-76 - HIX, BERNARD AND SPENGLER

Annexation Petition for approximately twenty (20) acres of land generally located on the southwest corner of West Cheyenne Avenue and Terry Lane, extending approximately 665 ft. along West Cheyenne and approximately 1300 ft. along Terry Lane.

Planning Commission unanimously recommends approval.

Mr. Saylor: The Petitioners on this Annexation Petition have requested that this be tabled indefinitely. They are attempting to work out some problems in the County prior to annexation and have not consummated that action as yet. They have asked that it be tabled indefinitely.

Z-100-64

PLOT PLAN REVIEW - Z-100-64 - JOHN HODGKINSIN

Mr. Saylor: This is a Plot Plan Review under the Blanket Resolution of Intent in the Downtown area, at 631 South 1st Street.

This is the property in question (wall map) - this being 1st Street - this being Garces. There are apartment units on the property. The building has been used for Commercial purposes. They are asking to convert it to an over-night residential type of facility.

The Planning Commission has recommended approval subject to the following conditions:

1. Off-street parking shall be provided as required by the Traffic Engineer.
2. Conformance to the Plot Plan to reflect the above

ITEM	Commission Action	Department Action
<p>I-(i) DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT <u>CONTINUED</u></p>		
<p>F. <u>ZONE CHANGE - Z-56-76 - SOUTHERN CALIFORNIA DISTRICT OF LUTHERAN CHURCH-MISSOURI SYNOD</u></p> <p>Property generally located on the west side of Michael Way, approximately 1000 ft. north of Smoke Ranch Road.</p> <p>From: R-E (Residence Estates) To: R-D (Single Family Residence, Restricted) Proposed Use: Single Family Homes</p> <p>The Planning Commission recommends APPROVAL (4-1 vote).</p> <p style="text-align: center;">Protests: Approx. 20</p>	<p>Denied W Mayor Pro Tem Lurie voted "no"</p>	<p>Clerk to notify Dept. of CD&P to proceed</p>
<p>G. <u>ANNEXATION PETITION - A-3-76 - HIX, BERNARD AND SPENGLER</u></p> <p>Annexation Petition for approximately 20 acres of land generally located on the southwest corner of West Cheyenne Avenue and Terry Lane extending approximately 665 ft. along West Cheyenne and approximately 1300 ft. along Terry Lane.</p> <p>Planning Commission unanimously recommends APPROVAL.</p>	<p>Tabled at request of Petitioners</p>	
<p>H. <u>PLOT PLAN REVIEW - Z-100-64 - JOHN HODGKINSIN</u></p> <p>Property located at 631 South 1st Street.</p> <p>Planning Commission unanimously recommends APPROVAL subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Off-street parking shall be provided as required by the Traffic Engineer. 2. Conformance to the plot plan to reflect the above condition. 3. Conformance to code requirements and design standards of City departments. 	<p>Approved as recommended by Planning Commission W - unanimous</p>	<p>Same as above</p>
<p>I. <u>REVIEW OF CONDITION - VAC-7-73 - SAHARA CONSTRUCTION</u></p> <p>Property generally located at Pennwood and Decatur Boulevard, R-3 zone, to allow the construction of an apartment project in lieu of a planned unit development.</p> <p>Planning Commission unanimously recommends APPROVAL.</p>	<p>Approved as recommended by Planning Commission W - unanimous</p>	<p>Same as above</p>

Continued

MRS. COLEMAN stated she felt there was very little setback and anyone backing out onto the street would be blind to traffic.

MRS. HODGKINSIN stated there was over a 6 ft. sidewalk there.

CHAIRMAN JENKINS stated if the applicant would like to go on the recommendation of staff and comply with the necessary parking, he felt the request could be approved. He stated if they wished to change the plan, they would have to hold this in abeyance.

MR. SAYLOR stated rather than hold it in abeyance, the Board could take action conditioning their approval upon the provision of adequate parking.

MR. TIBERTI made a Motion for APPROVAL of Z-100-64, subject to the following conditions:

1. Off-street parking shall be provided as required by the Traffic Engineer.
2. Conformance to the plot plan to reflect the above condition.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Tiberti, Jenkins, Coleman, Miller and Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this matter would be considered by the City Commission at their meeting on September 1, 1976, at 9:00 A.M.

NEW BUSINESS:

1. A-3-76

APPROVED

Annexation Petition submitted by HIX, BERNARD and SPENGLER for approximately 20 acres of land generally located on the southwest corner of West Cheyenne Avenue and Terry Lane, extending approximately 665 ft. along West Cheyenne and approximately 1300 ft. along Terry Lane.

MR. SAYLOR stated staff recommends approval of the annexation.

CHAIRMAN JENKINS asked if anyone wished to be heard and there being no one, he asked for a Motion.

MR. WARD made a Motion for APPROVAL of A-3-76.

Voting was as follows:

"AYES" - Ward, Tiberti, Jenkins, Coleman and Miller.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this matter would be considered by the City Commission at their meeting on September 1, 1976, at 9:00 A.M.

2. Z-49-76

APPROVED

Application of SPROUL HOMES OF NEVADA for reclassification of property legally described as: Being a parcel of land situated wholly within the East Half (E½) of the Southeast Quarter (SE¼) of Section 33, Township 20 South, Range 60 East, MDB&M, more particularly described as follows: Commencing, for a tie, at the southeast corner of said Section 33; thence South 89°42'53" West 694.43 feet; thence South 89°41'33" West 635.41 feet; thence North 00°03'20" East 620.00 feet

HONORABLE MAYOR AND BOARD OF
CITY COMMISSIONERS
CITY OF LAS VEGAS
LAS VEGAS, NEVADA

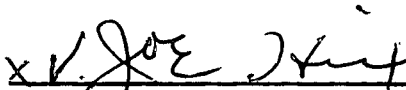
GENTLEMEN:

Please withdraw until further notice our petition for the annexation
of the following property:

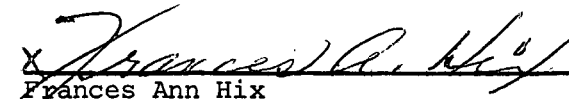
E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 13, T-20-S, R-60-E, M.D.M., Clark County, Nevada

We are experiencing some utility relocation questions and it appears
better to remain in the County jurisdiction until they are fully
resolved. Thank you.

Respectfully,



V. Joe Hix



Frances Ann Hix



E. ZONE CHANGE - Z-55-76 - LALIF WOOD

Property located at 401 North Nellis Boulevard, on the west side of North Nellis Boulevard, approximately 700 ft. south of East Bonanza Road from R-E and C-1 to C-2. Proposed use: Business office.

The request involves property that is zoned R-E and C-1. The applicant is asking for C-2 to allow the operation of a business office involving a building materials company. Sometime ago this piece of property was zoned C-1 to allow the construction of a business office; however, the building was constructed on an adjoining parcel rather than the one zoned commercial. If this application is granted, it will place the existing business operation in the proper zone. The application is in accord with the recommendations of the General Plan and the policy of allowing heavy commercial and light industrial along Nellis. The Planning Commission recommends approval. There were no protests.

F. ZONE CHANGE - Z-56-76 - SOUTHERN CALIFORNIA DISTRICT OF LUTHERAN CHURCH-MISSOURI SYNOD

Property generally located on the west side of Michael Way, approximately 1000 ft. north of Smoke Ranch Road from R-E to R-D. Proposed use: Single family homes.

The R-D classification requires 1/4 acre lot size which allows a development smaller than the R-E requirements but larger than the R-1 requirements. Immediately to the north is Hillcrest Manor an R-E development which is located in the County. Immediately to the west is a proposed school site and west of that is a 40 acre parcel which was just zoned R-1 to allow a single family subdivision. Further to the south is additional R-1 development and some condominiums. It appears that the request for R-D is very logical and would form a buffer between the Hillcrest Manor development and the higher density residential uses to the south. There was a strong protest factor from property owners in Hillcrest Manor; however, I was not able to conclude any logic to their protest other than the fact that it might depreciate the value of their property and prohibit them from using the property for riding their horses. Part of their protest was predicated upon the fact that the property was not in the City, which it is of course and has been since 1963. They also protested this application on the basis that they had not received notice of the change in zoning from R-E to R-1 which was approved on property further west. The record will indicate, however, that although the people protesting this application may not have received notice, other property owners in Hillcrest Manor did receive notice and at the public hearing on that application there was only one protest.

The Planning Commission recommends approval on the basis that the R-D would be a very logical transition from R-E to R-1.

G. ANNEXATION - A-3-76 - HIX, BERNARD & SPENGLER

Annexation Petition submitted for approximately 20 acres of land generally located on the southwest corner of West Cheyenne Avenue and Terry Lane, extending approximately 665 ft. along W. Cheyenne and approximately 1300 ft. along Terry Lane.

This is an Annexation Petition for property consisting of 20 acres generally located at the southwest corner of W. Cheyenne and Terry Lane. The Planning Commission recommends approval.

August 13, 1976

Mr. & Mrs. V. Joe Hix
5314 Evergreen Avenue
Las Vegas, Nevada 89107

Re: Annexation A-3-76 ✓

Dear Mr. & Mrs. Hix:

Your annexation petition for approximately 20 acres of land generally located on the southwest corner of West Cheyenne Avenue and Terry Lane, extending approximately 665 ft. along W. Cheyenne and approximately 1300 ft. along Terry Lane was considered by the City Planning Commission on August 12, 1976.

The Commission voted to refer this request to the Board of City Commissioners with a recommendation of APPROVAL.

This item will be considered by the City Commissioners on September 1, 1976, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: Ralph E. Bernard, 10666 Westminster, Garden Grove, CA. 92643
Mr. & Mrs. D. H. Spengler, 10666 Westminster, Garden Grove, CA. 92643
City Clerk

INTER-OFFICE MEMORANDUM

July 28, 1976

TO:

Department of Community Planning and Development

FROM:

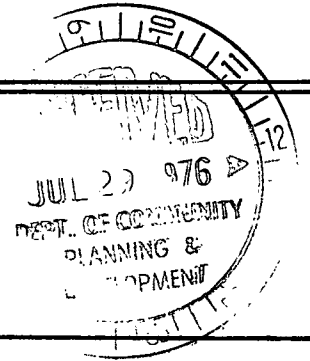
Director of Public Services

SUBJECT:

Annexation, A-3-76
Hix, Bernard, Spengler

COPIES TO:

City Manager



This constitutes a report by the Department of Public Services for annexation of property lying within the E $\frac{1}{2}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 13, T20S, R60E. This involves an approximate 20 acre area.

This property is presently undergoing development to include residential homes on half acre lots. Construction presently includes eight (8) units within the north half of the tract which are in the frame stages of construction. Offsite improvement designs have been submitted to and approved by the Clark County Public Works Department and a performance bond posted. Offsite improvements called for include curb, gutter, paving, water system, and street lighting on Cheyenne Ave. only.

Power and telephone services are immediately available. Gas services are not. Septic tanks have been authorized for sewage disposal. However, pending the progress of development of the Charleston Heights No. 53 subdivision immediately to the south, sewer services may be available for the remaining units to be constructed within the south half of this tract.

Drainage from outside the tract should not create a flood hazard condition. Drainage within the tract would be adequately handled through the street sections.

This department requests the following additional offsite improvements as a condition of annexation:

Street lighting to be provided within the interior of the tract and sidewalk to be provided on Cheyenne Ave.

Under the circumstances, a new improvement bond should be posted with the City to insure installation of all offsite improvements.

Laurence Hampton
LAURENCE HAMPTON, P.E.
LH/AKV/jb

Will

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

Don Saylor

July 13, 1976

Date

TO: PUBLIC SERVICES DEPARTMENT
FIRE DEPARTMENT
POLICE DEPARTMENT ✓

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

SUBJECT: ANNEXATION - A-3-76
HIX, BERNARD, SPENGLER

COPIES TO:
CITY MANAGER

Would you please provide your comments regarding the subject Annexation Petition for property generally located on the southwest corner of West Cheyenne Avenue and Terry Lane extending approximately 665 ft. along W. Cheyenne and Approximately 1300 ft. along Terry Lane. This petition for annexation will be heard at the August 12, 1976, Planning Commission meeting so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

kt

Attachment

No problem

S. BARTON JACKA
ASSISTANT SHERIFF
LAS VEGAS METROPOLITAN POLICE DEPT.

RECEIVED

JUL 15 1976

Assistant Sheriff
Line Operations L.V.M.P.D.

A-3-76

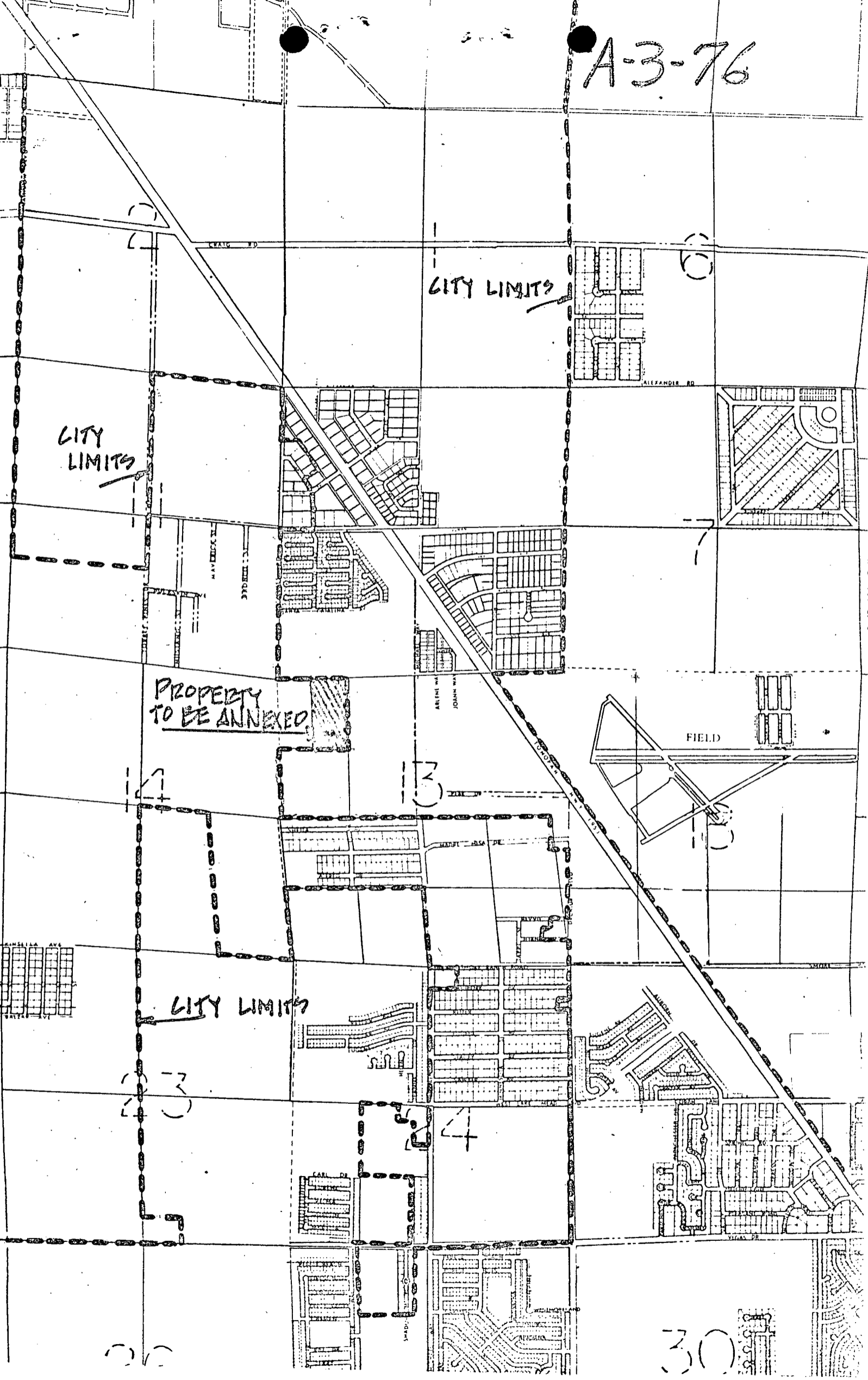
CITY LIMITS

CITY LIMITS

PROPERTY TO BE ANNEXED

CITY LIMITS

FIELD



A-3-76

CITY LIMITS

CITY LIMITS

PROPERTY TO BE ANNEXED

CITY LIMITS

FIELD

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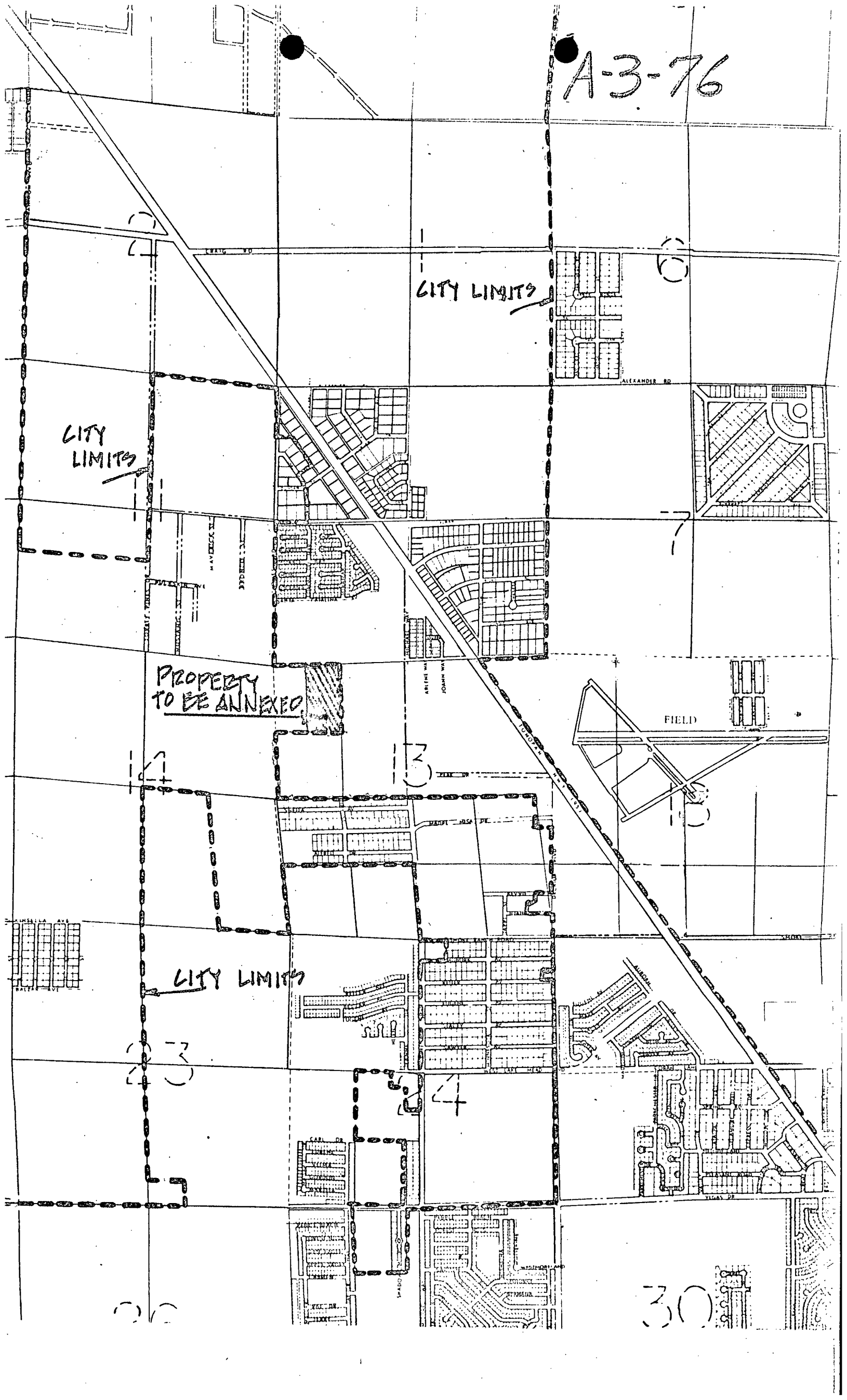
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INTER-OFFICE MEMORANDUM

July 14, 1976

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

FROM: *George Judd*
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT: ANNEXATION - A-3-76
HIX, BERNARD, SPENGLER

COPIES TO:

1. We will need a copy of the official annexation and a map to be sent to the I.S.O. Rating Bureau for an insurance reclassification.
2. Send as-built a copy of water plan of fire mains and fire hydrants for I.S.O. reclassification. (three (3) copies will be required).

GJ:sd



A-3-76

CITY LIMITS

CITY LIMITS

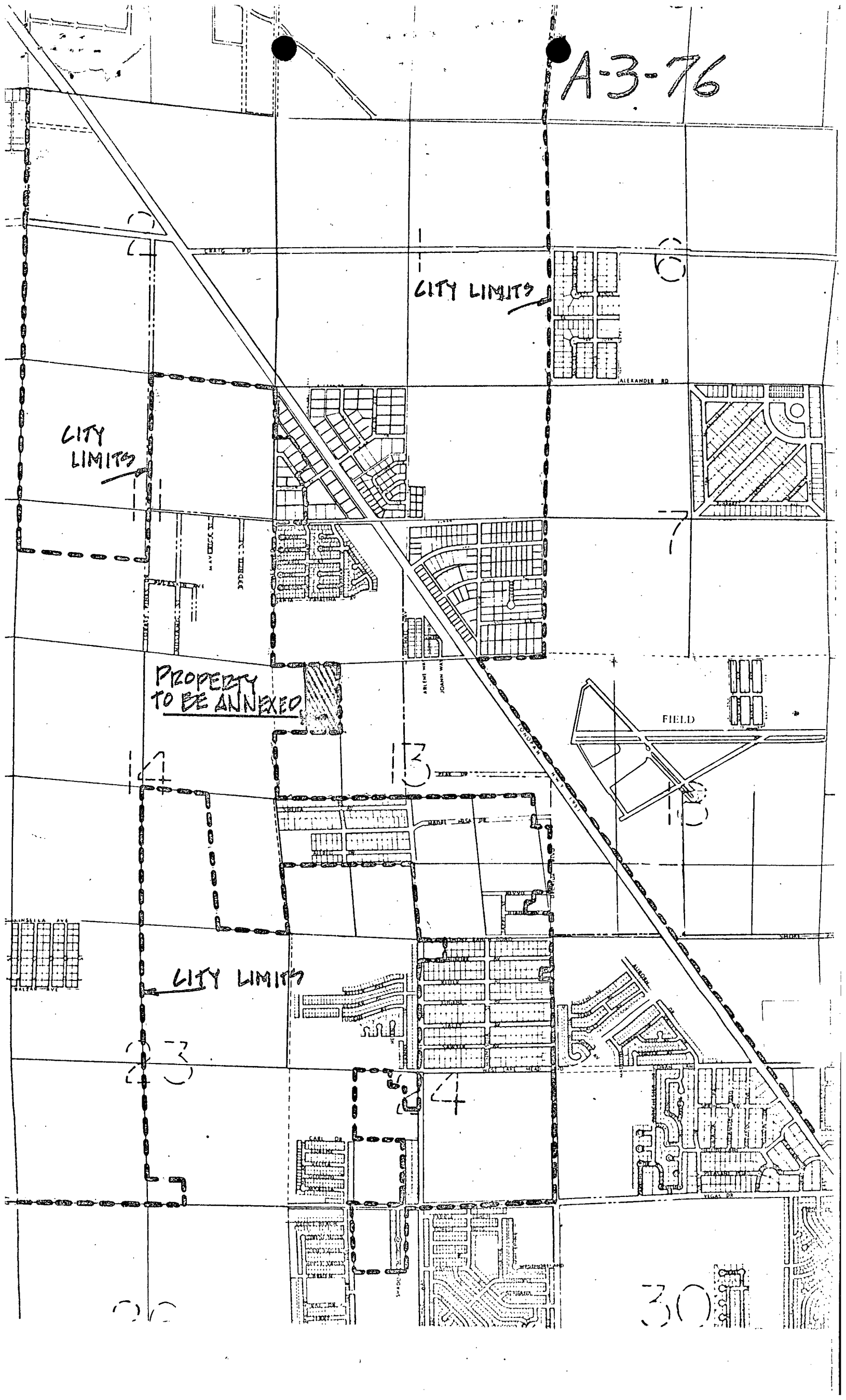
PROPERTY TO BE ANNEXED

CITY LIMITS

FIELD

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CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

July 13, 1976

Date

TO: PUBLIC SERVICES DEPARTMENT
FIRE DEPARTMENT
POLICE DEPARTMENT

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

SUBJECT: ANNEXATION - A-3-76
HIX, BERNARD, SPENGLER

COPIES TO:
CITY MANAGER

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kt

Attachment

David F. Crusey, PE
734-8171

RECEIVED

JUL 9 8 33 AM '76

Carroll M. Cole
CITY CLERK
7/9/76

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:

East Half of the Northwest Quarter of the Northwest Quarter of Section 13, Township 20 South, Range 60 East, Mount Diablo Meridian, Clark County, Nevada.

*6.6. ON THE SW CORNER OF W. CHEYENNE AVE.
AND TERRY LN. EXTENDING APPROX. 665' ALONG W. CHEYENNE
AND APPROX. 1300' ALONG TERRY LN.*

Respectfully submitted,

NAME

ADDRESS

Joe Hix

5314 Evergreen, Las Vegas, NV 89107

Joe Hix

Frances Ann Hix

5314 Evergreen, Las Vegas, NV 89107

Frances Ann Hix

Ralph E. Bernard

10666 Westminster, Garden Grove, CA 92643

Ralph E. Bernard

Donald H. Spengler

10666 Westminster, Garden Grove, CA 92643

Donald H. Spengler

Winifred Ann Spengler

10666 Westminster, Garden Grove, CA 92643

Winifred Ann Spengler

PC-8-12-76
A-3-76

David F. Gussay, PE

734-8171
RECEIVED

JUL 9 8 33 AM '76

Carrie M. Cole
CITY CLERK
7/9/76

PETITION FOR ANNEXATION

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

and

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Respectfully submitted,

NAME

ADDRESS

<i>Joe Hix</i> Joe Hix	5314 Evergreen, Las Vegas, NV 89107
<i>Frances Ann Hix</i> Frances Ann Hix	5314 Evergreen, Las Vegas, NV 89107
<i>Ralph E. Bernard</i> Ralph E. Bernard	10666 Westminster, Garden Grove, CA 92643
<i>Donald H. Spengler</i> Donald H. Spengler	10666 Westminster, Garden Grove, CA 92643
<i>Winifred Ann Spengler</i> Winifred Ann Spengler	10666 Westminster, Garden Grove, CA 92643

P.C-8-12-76
A-3-76

David F. Cassoy, PE

734-8171

RECEIVED

JUL 9 8 33 AM '76

Ernest M. Cole
CITY CLERK

7/9/76

PETITION FOR ANNEXATION

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

and

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Winifred Ann Spengler

PC-8-12-76
A-3-76