

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0005-56

APN

Location FREDERICK AVE

Applicant UNION SCHOOL DISTRICT

Subject

ANNEXATION OF THE PROPERTY LOCATED IN THE NORTH
EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION
22-20-61



The Board having considered the recommendation of the Board of Adjustment approving this application subject to an eight foot setback on the side yard and the installation of all off-site improvements;

NOW, THEREFORE, it is the decision of this Board that the application of the First Lutheran Church of the Good Shepherd for variance be and the same hereby is approved subject to the conditions set forth by the Board of Adjustment.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Fountain, Whipple and His Honor voting aye; noes, none. Commissioner Sharp stated that his firm is the architect for this project and passed his vote.

ANNEXATION
Sec. 22, T20S, R61E

Commissioner Sharp moved the petition filed by the Las Vegas Union School District and Morris and Eva Kasper for annexation of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, T20S, R61E, MDB&M be approved and the City Attorney authorized to prepare the necessary ordinance.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

LULU C SUBDIVISION
Tentative Map

Commissioner Whipple moved the tentative map of Lulu C Subdivision be approved subject to the installation of improvements.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, Commissioner Bunker.

VARIANCE - V-60-54
Dr. C.I. West

The request of Dr. Charles I. West for an extension of his variance to maintain a medical office at 605 Wyatt Street was considered by the Board.

Commissioner Bunker moved that Dr. West be granted an additional ninety days to maintain a medical office at 605 Wyatt Street.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

ASSESSMENT DISTRICT
NO. 100-25
Acceptance and Final
Payment

Director of Public Works George E. Wade recommended that Assessment District No. 100-25 be accepted and final payment made to Nevada Electric. He reported that the contractor has assured the City by letter that all equipment and materials in this 5th Street lighting project will be guaranteed for a period of one year against any defects.

Commissioner Sharp moved the recommendation of the Director of Public Works be approved and that Assessment District No. 100-25 be accepted and final payment to Nevada Electric in the amount of \$4,191.27 be made.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

DIVERSION OF SEWERS
16th & Charleston
Notice to Bid

Commissioner Sharp moved the City Engineer be authorized to secure bids for the diversion of the sewer at 16th and Charleston.

ANNEXATION

Section 22

A petition filed by the Las Vegas Union School District and Morris and Eva Kasper for the annexation of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 22, T20S, R61E, MDB&M was presented by Mr. Bills along with a report prepared by the planning staff recommending approval. Upon motion by Mr. Tiberti, seconded by Mr. Wade it was unanimously voted that the City Planning Commission recommend to the City Commission that NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, T20s, R61E, MDB&M be annexed to the City of Las Vegas.

PETITION

Between Bonanza Road and Washington Avenue

A petition received from the property owners in the area between Bonanza Road and Washington Avenue, Bounded on the East by Tonopah Drive and on the West by Dyke Lane to secure a City Street on the forty foot right-of-way reserved in their deeds abutting on the proposed street, now called Carter Street, was presented by the Director of Planning.

It was the concensus of the Commission that, because of the traffic problem, they do not think a 40 foot street should be approved. They suggested the problem be left to the discretion of the Planning Director to see if a 50 foot street could be procured, with a cross street entering Dyke Lane, instead of extending south to Bonanza.

SUBDIVISION:

Lulu C.

The tentative map of the Lulu C. Subdivision, referred to the Planning Commission for further study by the City Commission on February 15, 1956 was again discussed. Upon motion by Mr. Rather, seconded by Mr. Phelps, the Commission unanimously voted to recommend to the City Commission that the tentative map of the Lulu C. Subdivision be approved.

AMENDMENT

Ordinance #507

Franklin Bills presented a proposal prepared by the Planning staff for the amendment of Sections 8, 10 and 20 of Ordinance #507. He told the Commission that because of the rapidly expanding development of the trailer industry in the past few years, the present trailer park ordinance has become obsolete. He suggested these changes and told the Commission that there would undoubtedly have to be more before the ordinance could be made enforceable.

March 1, 1956

Sherwin F. Garside
c/o Las Vegas Union School District
401 South Ninth Street
Las Vegas, Nevada

Dear Mr. Garside:

At a regular meeting on February 28, 1956, the Board of City Planning Commissioners voted to recommend approval of the petition of the Las Vegas Union School District and Morris and Eva Kasper for the annexation of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 20 South, Range 61 East, MDB&M.

The Board of City Commissioners will consider this recommendation at their next meeting scheduled for March 7, 1956.

Yours very truly,

FRANKLIN J. BILLS, Sec'y.
City Planning Commission

FJB/wt

cc: City Manager

PLANNING DEPARTMENT
LAS VEGAS, NEVADA

February 29, 1956

Honorable Mayor and Board of City Commissioners
City Hall
Las Vegas, Nevada

Gentlemen:

At a regular meeting of the City Planning Commission on February 28, the Commission unanimously voted to recommend to the Board of City Commissioners that the petition of the Las Vegas Union School District and Morris and Eva Kasper for the annexation of the NE 1/4 of the SW 1/4, Section 22, T20S, R6E, N3E, be approved.

Respectfully,

WILLIAM J. KELLS, Sec'y.
City Planning Commission

FJD/rt

cc: City Manager

February 28, 1956

REPORT ON PETITION FOR THE ANNEXATION OF
THE NE $\frac{1}{2}$ OF THE SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST

The forty acre tract in question is located directly North of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Kit Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The right-of-way division of the Engineering Department has secured agreements for the dedication of the street from Morris and Eva Kasper and from the School District for the extensions of D Street and Frederick Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would possibly accommodate 200 families and the 8" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

FRANKLIN J. BILLS

INTER-OFFICE MEMO

February 15, 1956

TO: Franklin J. Bills, Director of Planning
FROM: Shirley Ballinger, City Clerk
SUBJECT: Annexation of Property - Sec. 22, T20 S, R61E

Attached herewith please find a copy of a petition filed by the Las Vegas Union School District and Morris and Eva Kasper for annexation of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, T20S, R61E, MDB&M.

Respectfully submitted,

Shirley Ballinger
City Clerk



C
O
P
Y

January 1956

PETITION

Honorable Mayor and
Board of City Commissioners
Las Vegas, Nevada

Gentlemen:

We the undersigned and being the adjoining owners of two parcels of land in the Northeast one-quarter ($NE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section 22, Township 20 South, Range 61 East, containing 40 acres more or less, and being contiguous to the City of Las Vegas, do hereby petition for annexation of said real property to the City of Las Vegas.

Dated: January 30, 1956

s/ Morris J. Kasper

s/ Eva J. Kasper

LAS VEGAS UNION SCHOOL DISTRICT

By s/ Sherwin F. Garside

By s/ Beda Cornwall

F I L E D

February 9, 1956

Shirley Ballinger
City Clerk

100-34-9111

REPORT ON PETITION FOR THE ANNEXATION OF
THE NW¹ OF THE SW¹, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST

The forty acre tract in question is located directly North of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Kilt Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The Right-of-way Division of the Engineering Department has secured agreements for the dedication of the street from Morris and Eva Harper and from the School District for the extensions of D Street and Frederick Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would possibly accommodate 200 families and the 8" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

FRANKLIN J. HILLS

REPORT ON PETITION FOR THE ANNEXATION OF
THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST

The forty acre tract in question is located directly North of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Kit Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The Right-of-way Division of the Engineering Department has secured agreements for the dedication of the street from Morris and Eva Kasper and from the School District for the extensions of D Street and Frederick Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would possibly accommodate 200 families and the 8" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

FRANKLIN J. BILLS

February 23, 1936

REPORT ON PROPOSITION FOR THE ANNEXATION OF
THE 12½ OF THE 6th, SECTION 22, TOWNSHIP 20 NORTH, RANGE 61 EAST

The forty acre tract in question is located directly north of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Mt Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The right-of-way division of the Engineering Department has secured agreements for the dedication of the street from Morris and Eva Harper and from the School District for the extensions of B Street and Frederick Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would probably accommodate 250 families and the 6" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

FRANKLIN C. DEARD

February 23, 1950

REPORT OF ENGINEER FOR THE ANNEXATION OF
THE W. J. OF THE CITY, SECTION 22, TOWNSHIP 20 NORTH, RANGE 61 EAST

The forty acre tract in question is located directly north of the Carillon Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Mt Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not prepared for immediate development.

The street-division of the Engineering Department has secured agreements for the dedication of the street from the Carillon Arms Development and from the School District for the extensions of S Street and Frederick Avenue as shown on the attached plat plan. Sanitary sewer facilities for the entire properties are also shown and are being designed so that the remainder of the tract can be used for its fully developed residential single family housing. The remainder of the tract would probably accommodate 200 families and the 60 (more or less) are considered to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather steeply to the east and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

WILLIAM J. JAMES

February 28, 1956

REPORT ON APPLICATION FOR THE ANNEXATION OF
THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST

The forty acre tract in question is located directly North of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the Kit Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The right-of-way division of the Engineering Department has secured agreements for the dedication of the street from Morris and Eva Kasper and from the School District for the extensions of D Street and Frederick Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would possibly accommodate 200 families and the 8" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

FRANKLIN J. DILLIS

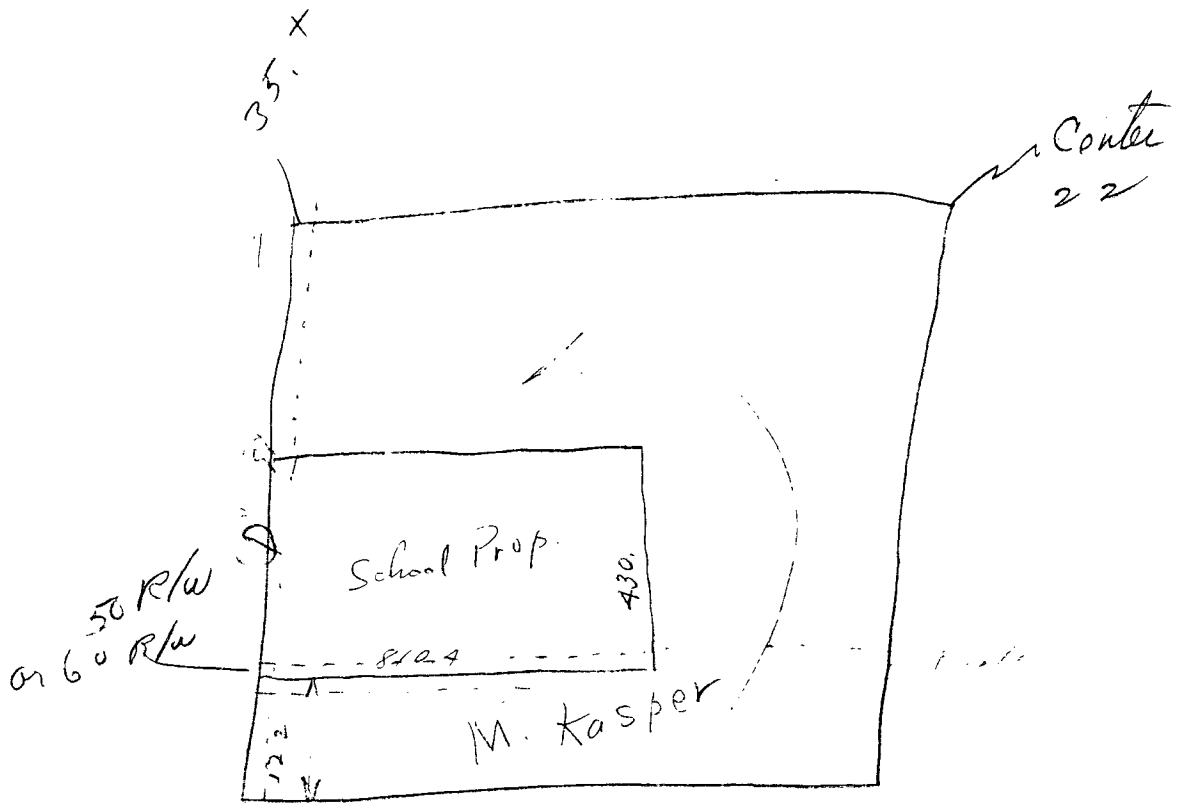
REPORT ON PROPOSAL FOR THE ANNEXATION OF
THE 1/2 OF 311 011, SECTION 22, TOWNSHIP 20 NORTH, RANGE 61 EAST

The forty acre tract in question is located directly North of the Cadillac Arms development. Approximately one-fourth of the area has been acquired by the Union School District and the 118 Carson School is presently being erected there. The annexation of the area at this time is being done to accommodate the School District. The remainder of the property is not proposed for immediate development.

The Right-of-Way Division of the Engineering Department has secured agreements for the dedication of the street from Harris and Eva Harper and from the School District for the extensions of B Street and Rockwell Avenue as shown on the attached plot plan. Sanitary sewer facilities for the school properties are also shown and are being designed so that the remainder of the tract can be tied in. If fully developed with single family homes, the remainder of the tract would probably accommodate 250 families and the 6" sewer line is sufficient to handle the amount of sewage which would come from this tract according to the Engineering Department.

The slope of the topography is rather sharply to the East and as such presents no major drainage problem for the future in the opinion of the Engineering Department.

CHARLES E. WILSON



NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec 22-20-61
 less school Prop.