

**Planning & Development Department
Scanning Cover Sheet**

Case No A-5-62

APN N/A

Location WILSHIRE ST. & CHARLESTON BLVD

Applicant Lindell Development Co.

Subject

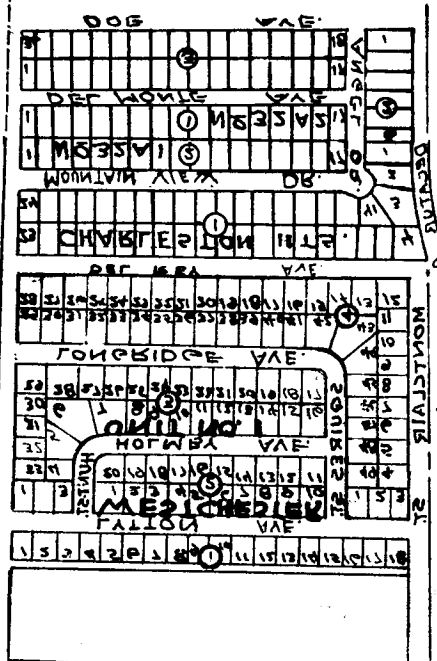
Proposal for Annexation:



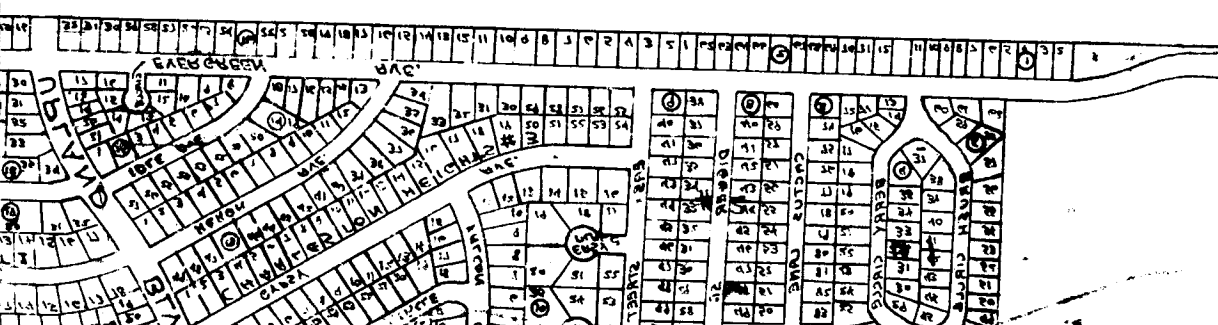
A-5-62

Wash. State Univ. Press

CIA FILMS



DECEMBER 1970



ORDINANCE NO. 963

ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS; DECLARING SAID TERRITORY AND INHABITANTS TO ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES, ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DO ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to a petition duly presented to the Board of Commissioners of the City of Las Vegas, signed by a majority of the freeholders in the area containing the hereinafter described parcel of real property requesting the Board of Commissioners of the City of Las Vegas to annex to and make a part of the City of Las Vegas, the hereinafter described parcel of real property, the exterior boundaries of the City of Las Vegas are hereby extended to annex to, and include therein, the following described parcel of real property, to wit:

The West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D. B. & M., EXCEPTING THEREFROM the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 1.

A-5-62

Together with the tenements, property and inhabitants within said parcel of real property is hereby declared to be a part of the City of Las Vegas.

SECTION 2. Said parcel of real property, together with the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Las Vegas.

SECTION 3. The City Engineer of the City of Las Vegas is hereby instructed to prepare plats of said territory described in Section 1 of this ordinance and to file the same for record in the Office of the County Recorder of Clark County, Nevada.

ATTEST:

/s/ Sigrid Dodgson

Assistant City Clerk

APPROVED:

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 25th day of April, 1962, and referred to the following committee composed of Commissioners Mirabelli and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the 9th day of May, 1962, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Mirabelli, Levy, Fountain, Whipple, and Mayor Gragson.
VOTING "NAY": None

ABSENT: None

ATTEST:

APPROVED:

/s/ Sigrid Dodgson

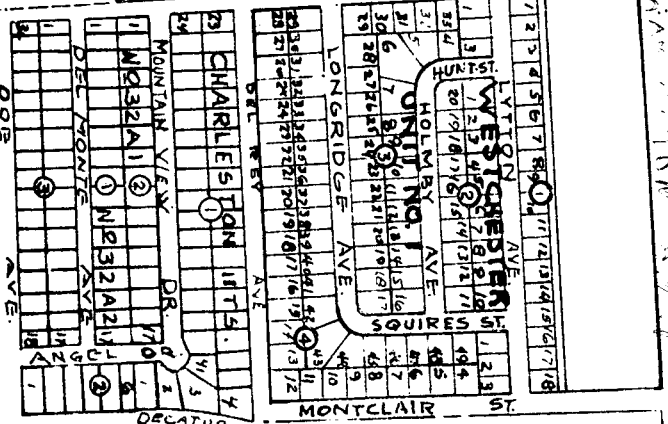
Assistant City Clerk

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

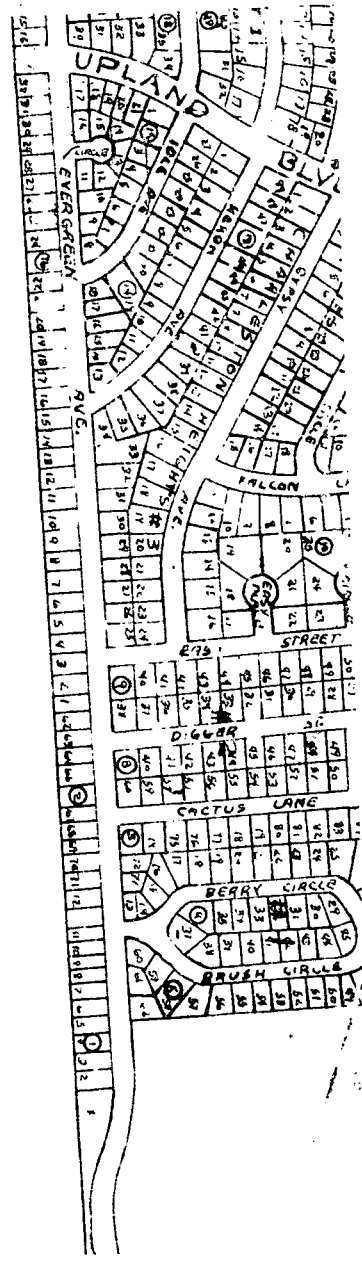
A-3 60

CITY LIMITS

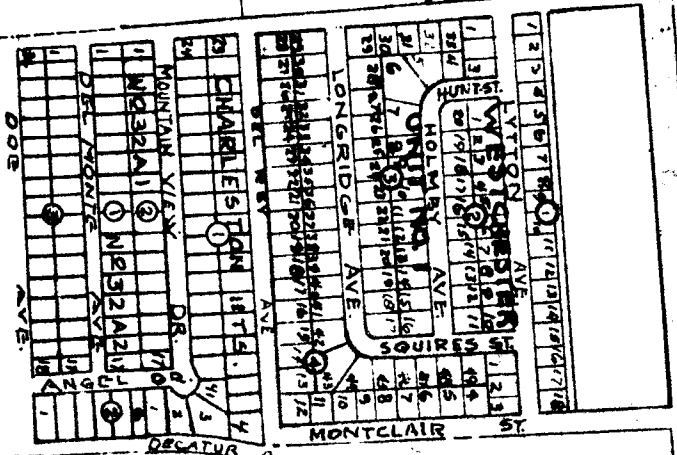


101

10



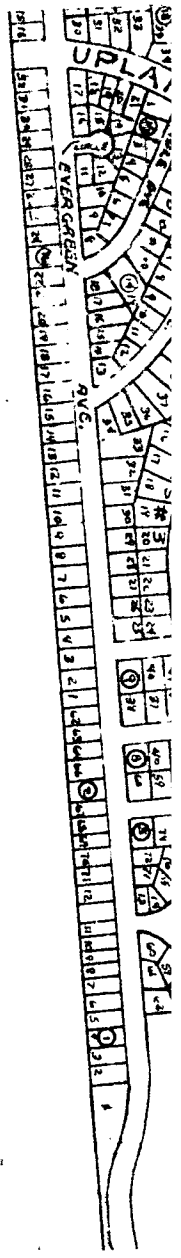
A-5-62



CITY LIMITS

107

107



Motion seconded by Commissioner Mirabelli, and carried by the following vote: Commissioners Mirabelli, Fountain, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

REZONING
ORDINANCE NO.
934-11

City Manager, Mr. V. L. Fletcher: This Z-10 as I understand it, includes that property at the corner of Highland and Bonanza and I have been advised by the City attorney's Office that there are two property owners involved in that dedication of the property, one of whom has signed the other who has not. I have been advised by the City Attorney's Office that it would be desirable to have both of the signatures before it is reported out favorable. It has been sent to the second party.

ABEYANCE

Commissioner Levy moved that Rezoning Ordinance No. 934-11 (Z-7, 10, 12, 17, 18-62) be held in ABEYANCE.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Fountain, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

ORDINANCE NO.
963 - (A-5-62)

ADOPTED

An ordinance entitled: "AN ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS: DECLARING SAID TERRITORY AND INHABITANTS TO BE ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES, ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO." was ready by title by City Attorney, Sidney R. Whitmore. (2nd reading.)

Commissioner Whipple moved the foregoing entitled Ordinance No. 963 - (A-5-62) be ADOPTED.

Motion was seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Fountain, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

QUO WARRANTO
PROCEEDINGS BY
ATTORNEY GENERAL
AGAINST COUNTY OF
CLARK

City Attorney, Sidney R. Whitmore: If you are interested in what the County Commission did yesterday, I have an excerpt from their minutes here that I could read to you.

"Deputy District Attorney, Charles Garner, reported to the Board that petitions bearing 637 signatures of voters and property owners from the Thunderbird Airport Area, expressing a desire to form an unincorporated town of the following described boundaries:

(The boundaries were not read, but photostatic copies are being sent)

This petition had been filed at the County Court. June Johnson, a resident of the area, addressed the Board and stated that she had in her possession a complete list of the petitioners and the signatures are genuine and represented a least three-fifths of the taxable property in the area. Affidavits to that effect, were submitted by Mrs. Johnson, F. Stanley Broad, Steve Staskovitz, Patricia L. Harp, William M. Hinde, and Earl R. McLeod, all residents of the subject area. Mr. Garner then informed the Board that it could by administrative action form the unincorporated town (N.R.S. 269.010). It was then moved by Commissioner White that the unincorporated town of Thunderbird be declared created with the boundaries described in the petitions, subject to the disposition of the Complaint in Quo Warranto referred to the Attorney General this date, entitled "The State of Nevada upon the Relations of Roger B. Foley, Attorney General, by the Board of County Commissioners of Clark.

CITY ATTORNEY
AUTHORIZED TO
PROCEED

Commissioner Whipple: The only think I have to say - we've acted on Mr. Smith's application. I see no need to prolong the argument or discussion on his application. If you feel like you want to file an application, then that's your business, go through regular channels, but we've disposed of the application or made a decision on it. I agree with the Mayor - there has to be a stopping place sometime and somebody has to decide where the stopping point is, and I don't believe that we could consider anybody to be a 1st class or a 3rd class or 2nd class citizen because of the way the property is zoned. It has no bearing on citizenship at all. I do realize it amounts to a difference in taxes and necessity and sometimes in valuation of property, but I don't know of a single ordinance or law that's ever made or on the books that everybody can say it treated them exactly alike. They're man made laws and somebody benefits more than others, but what more you can do about it - you can't satisfy everybody and certainly everybody doesn't agree a hundred percent on everything that's done and said.

Mr. Green: Well, I think the contention was made that R-3 would devaluate the property in that area.

Commissioner Whipple: It's a matter of opinion. You're entitled to your opinion and these people are entitled to theirs. Ray Smith is entitled to his. Everybody else is entitled to theirs. As I say, everybody is never going to agree on it.

Mr. Green: Well, thank you very much for listening to me.

Mayor Gragson: Very well, thank you.

A-5-62

Approved -
Ordinance No. 963
referred to
Committee

ANNEXATION (A-5-62) - PETITION OF LINDELL DEVELOPMENT COMPANY to annex to the City property legally described as

The West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. & M., excepting therefrom the North Half (N 1/2) of the North Half (N 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 1,

generally located west of Wilshire Street between Charleston Blvd. and Oakey Blvd., comprising approximately 30 acres.

Director of Planning, Franklin J. Bills: The next item is another annexation petition, this time not the Tonopah Highway section - it's just west of a section recently annexed which was just west of Westchester, south of Charleston Blvd. down to Oakey - approximately 30 acres. It's a one-owner parcel.

Commissioner Fountain moved the petition of Lindell Development Company (A-5-62) to annex to the City property generally located west of Wilshire Street between Charleston Blvd. and Oakey Blvd., comprising approximately 30 acres, be APPROVED.

Motion seconded by Commissioner Whipple.

An ordinance entitled: "AN ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS

OF THE CITY OF LAS VEGAS; DECLARING SAID TERRITORY AND INHABITANTS TO BE ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES, ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO." was read by title by City Attorney Sidney R. Whitmore, who stated that this ordinance should be referred to Committee.

Mayor Gragson appointed Commissioners Mirabelli and Whipple as the Committee for Recommendation on the above entitled ordinance No. 963.

Motion carried by the following vote: Commissioners Mirabelli, Fountain, Whipple, and Mayor Gragson voting aye; noes, none.

Z-13-62

From: R-1
To: C-1

Approved

ZONE CHANGE (Z-13-62) - APPLICATION OF MRS. W. A. BREWER for reclassification of property legally described as

The easterly 150 feet of the westerly 190 feet of the northerly 150 feet of the southerly 200 feet of Government Lot 53, Section 36, Township 20 South, Range 60 East,

generally located on the northeast corner of Upland Blvd. and Charleston Blvd., from R-1 to C-1.

Director of Planning, Franklin J. Bills: This is the application of Mrs. W. A. Brewer for a change of zoning classification from R-1 to C-1 on a parcel at the northeast corner of Upland Avenue and Charleston Blvd. This was considered at quite some length by the Planning Commission in relation to other commercial developments in the area and also in relation to the need for the rights-of-way for Charleston Blvd. and also for Upland Blvd. I believe all of those questions have been resolved and the application is recommended for approval by the Planning Commission, subject, of course, to - upon application for a building permit, they will be required to put in the necessary off-site improvements on the two major streets at that major intersection.

Mayor Gragson asked if there was anyone present who wished to be heard regarding this application, to which there was no response.

Commissioner Fountain moved the application of Mrs. W. A. Brewer for reclassification of property generally located on the northeast corner of Upland Blvd. and Charleston Blvd. from R-1 to C-1 (Z-13-62) be APPROVED subject to the condition that upon application for a building permit, the applicant will be required to put in the necessary off-site improvements.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Fountain, Whipple, and Mayor Gragson voting aye; noes, none.

Mr. Bills gave the staff report. He stated that this had been held in abeyance because of the difference in opinion regarding the additional rights of way required for the free right hand turn at the intersection of Charleston and Upland. The present owners and the oil company, who will be leasing the property, have agreed to the City's request for the rights of way.

Mr. Uehling, Assistant Director of Public Works, stated that the Department would need a 50 foot dedication from the center line of Charleston Boulevard and that 40 feet would be dedicated on Upland Blvd. The requirement for the free right hand turn has been withdrawn as this turning movement will not be needed at an 80 foot intersection.

Mrs. Brewer appeared in her own behalf. Mr. Charles Shafter, appeared in favor of the rezoning. Discussion followed.

Mr. Johnston moved that the application of MRS. W. A. BREWER for a reclassification of property generally located on the northeast corner of Upland Boulevard and Charleston Boulevard be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Longley seconded the motion and roll call was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Johnston	None	Mirabelli	Cahlan
Uehling			Gilday
Empey			Tiberti
Longley			

Thereupon the Chairman declared the motion carried.

(Recess for five minutes)

NEW BUSINESS:

1. A-5-62

Approved

Petition of Lindell Development Company for the annexation of property legally described as

The West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. &M. , excepting therefrom the North Half (N 1/2) of the North Half (N 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 1.

Mr. Bills stated that this piece of property was owned by one owner and that it was in order and contiguous to the City Limits and the staff has no objection to recommending approval of this annexation. Mr. Mirabelli moved that the petition of the Lindell Development Company for the annexation of property legally described as the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. &M. , excepting therefrom the North Half (N 1/2) of the North Half (N 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 1 be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

TO: City Clerk

DATE: April 13, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON April 25, 1962

ANNEXATION -- A-5-62

Petition of Lindell Development Company, 5017 Alta Drive, Las Vegas

to annex to the City property legally described as:

The West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. & M., excepting therefrom the North Half (N 1/2) of the North Half (N 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 1.

generally located:

West of Mishie Street between Chaffee Boulevard and Oakley Boulevard.

comprising approximately _____ acres.

Planning Commission recommends: **approval**

cc: City Attorney
Public Works
Agenda File
Applicant's file
3-62

PLANNING DEPARTMENT

BY: _____

Don J. Saylor

March 22, 1962

Honorable City Council
City of Las Vegas
City Hall
Las Vegas, Nevada

Attention: Don Saylor

Gentlemen:

We hereby petition to have the following described property annexed to the City of Las Vegas:

The West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M., excepting therefrom the North Half ($N\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 1.

Very truly yours,

Ernest A. Beck agent

LINDRELL DEVELOPMENT CO.

5017 Alta Drive
Las Vegas, Nevada

A-5-62

April 13, 1962

**Mr. Ernest A. Becker
Lindell Development Company
5017 Alta Drive
Las Vegas, Nevada**

Dear Mr. Becker:

At the regular meeting of the City Planning Commission held on April 12, 1962, consideration was given to your petition for the annexation of property legally described as the West Half (W1/2) of the West Half (W1/2) of the Northeast Quarter (NE 1/4), of Section 1, Township 21 South, Range 60 East, M. D. B. & M., excepting therefrom the North Half (N 1/2) of the North Half (N 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 1.

The Planning Commission unanimously voted to refer this item to the Board of City Commissioners with the recommendation that it be approved.

This item will be heard by the Board of City Commissioners on April 25, 1962, at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

**FRANKLIN J. BILLS
Director of Planning**

FJB:bah

A-5-62

March 22, 1962

Honorable City Council
City of Las Vegas
City Hall
Las Vegas, Nevada

Attention: Don Saylor

Gentlemen:

We hereby petition to have the following described property annexed to the City of Las Vegas:

The West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, N.D.S. & M., excepting therefrom the North Half ($N\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 1.

Very truly yours,

Ernest A. Beebe, agent

KIRWELL DEVELOPMENT CO.

5017 Alta Drive
Las Vegas, Nevada

March 23, 1962

Honorable City Council
City of Las Vegas
City Hall
Las Vegas, Nevada

Attention: Dan Saylor

Gentlemen:

We hereby petition to have the following described property granted to the City of Las Vegas:

The West Half (1/2) of the West Half (1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 2 East, N.D.M. & M., excepting therefrom the North Half (1/2) of the East Half (1/2) of the West Half (1/2) of the West Half (1/2) of the Northeast quarter (NE 1/4) of said Section 1.

Very truly yours,

Ernest A. Beecher agent

IRVING INVESTMENT CO.

5017 Alta Drive
Las Vegas, Nevada

March 23, 1969

Presidents City Council
City of Las Vegas
City Hall
Las Vegas, Nevada

Attention: Ben Taylor

Dear Sirs:

We hereby petition to have the following described property returned to
the City of Las Vegas:

The West Half (1/2) of the West Half (1/2) of the Northeast
Quarter (1/4) of Section 1, Township 22 North, Range 6E
East, N.M.S. & M., excepting therefrom the North Half (1/2)
of the North Half (1/2) of the West Half (1/2) of the West
Half (1/2) of the Northeast Quarter (1/4) of said Section 1.

Very truly yours,

Anita Beebe agent

~~ANITA BEEBE~~
907 1/2 Ave Drive
Las Vegas, Nevada

April 4, 1962

INTER-OFFICE MEMORANDUM

TO:

Planning Department

FROM:

Fire Department

SUBJECT:

A-5-62

COPIES TO:

This department has no comments and/or recommendations to make at this time re. subject annexation; recommend its approval.



C.D. Williams, Chief
Fire Department

W:c



March 29, 1962

Engineering Dept.
Police Dept.
Fire Dept. ✓

Assistant Director of Planning

A-5-62

Petition for annexation
Lindell Development Company

Attached herewith is a map for the following described property:

The West Half (W 1/2) of the West Half (W 1/2) of the
Northeast Quarter (NE 1/4) of Section 1, Township 21
South, Range 23 East, T. 21 S., R. 23 E., excluding
therefrom the North Half (N 1/2) of the North Half (N 1/2)
of the West Half (W 1/2) of the West Half (W 1/2) of the
Northeast Quarter (NE 1/4) of said Section 1.

We have received a petition from Lindell Development Company
for the annexation of this property to the City of Las Vegas. This
item will be presented to the Planning Commission on April 10, 1962,
and we would appreciate your comments regarding this annexation
as soon as possible.

JON S. LAYTON

DJ:bah

Attachment

March 26, 1962

City Clerk

Assistant Director of Planning

A-5-62

Annexation Petition

Attached is the original petition for annexation to the City of Las Vegas from Lindell Development Company.

DON J. SAYLOR

DJS:bah

Attachment