

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0007-54

APN

Location DEL REY AVE & PRINCETON ST

Applicant MR BUGBEE

Subject

ANNEXATION OF INDIAN HILLS BTWN DEL REY AVE,
PRINCETON ST, PORTER DR & DIGGER ST



ANNEXATION
Indian Hills

Mr. Bugbee was present concerning the annexation of Indian Hills. City Engineer Wade said that it appears the sewage disposal plant will reach full capacity in early 1957. Mr. Bugbee presented a letter from the Water District to the effect that water can be supplied to this tract.

The Board informed Mr. Bugbee that no action would be taken on this application until a meeting has been held with the officials of North Las Vegas to discuss the sewer situation. The matter was referred to City Manager Rounthwaite to arrange a meeting with North Las Vegas next week.

PAUL SHAFFER
Request for Reduction
of Solicitor's
License

Mr. Paul Shaffer appeared to request a reduction in the solicitor's license.

Commissioner Bunker moved that this request be denied.

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

R. E. THORNTON
Extension of Time to
Solicit on Streets

Mr. R. E. Thornton appeared to request extension of time for 15 days from November 22, 1954, to solicit on the streets.

Commissioner Sharp moved this request for extension of time to solicit on the streets to December 10, 1954 be granted.

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

ALONZO HOLT
Request for Reduction
of Solicitor's
License

Mr. Alonzo Holt appeared to request a reduction of the solicitor's license for the sale of Rawleigh products.

Commissioner Whipple moved that this applicant be charged a license fee of \$5.00 per month for the rest of the 4th quarter, 1954.

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

BELL'S HARDWARE
Permit to Sell
Firearms

The application of Richard J. Bell, Bell's Hardware, 1511 Fremont, for a permit to sell firearms was discussed. Chief Kennedy said the Police Department has approved this application.

Thereafter Commissioner Bunker moved the application of Richard J. Bell, Bell's Hardware, for a permit to sell firearms be approved.

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

REZONING
A. F. Ahmanson

The request of Mr. Thomas Foley that the application of H. F. Ahmanson to rezone from R-3 to C-2 the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, and the application of W. S. Robinson for a variance to maintain a carport at 525 Park Paseo be continued to the next meeting, was presented.

VARIANCE
W. S. Robinson

Commissioner Whipple moved these matters be held over until the next regular meeting of the Board.

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

VACATION
Alley - Church Addition

Petition for vacation of the alley in Block 3 of the Church Addition was presented. The Planning Commission recommended this vacation be approved.

SOUTHERN NEVADA POWER COMPANY

P. O. BOX 230

LAS VEGAS, NEVADA

Oct. 8, 1954

U. S. Enterprises
Las Vegas
Nevada

RE: Proposed Subdivision on West Charleston

Gentlemen:

You have submitted to us a tentative plan for a tract within the East Half ($E\frac{1}{2}$) of Northeast Quarter ($NE\frac{1}{4}$), Section 1, Township 21 South, Range 60 East, M.D. B. & M.

The Southern Nevada Power Company will extend its power facilities to the proposed subdivision under the rules and regulations filed with the Public Utilities Commission of Nevada subject to the availability of materials and government regulations.

Very truly yours,

SOUTHERN NEVADA POWER CO.

By



WH/lg

LAS VEGAS VALLEY WATER DISTRICT

P. O. BOX 1109
LAS VEGAS, NEVADA
TELEPHONES 6300 & 6301

OFFICERS AND DIRECTORS

THOMAS A. CAMPBELL
PRESIDENT
HARRY E. MILLER
SECY. - TREAS.
G. WILLIAM COULTHARD
JAMES CASHMAN
C. NORMAN CORNWALL
S. R. DUBRAVAC

WILLIAM C. RENSHAW
CHIEF ENGINEER
AND
GENERAL MANAGER

October 11, 1954

First Western Building
and Loan Association
116 North Third Street
Las Vegas, Nevada

Attention: Mr. Bart Lytton,
President

Gentlemen:

The following will confirm conversation with Mr. R. W. Bugbee, relative to water service for your proposed Indian Hills Subdivision.

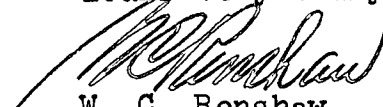
At the present time the Las Vegas Valley Water District has been advised by its attorney that it can not serve water outside of the present city limits because of the description of the place of use given in connection with its water appropriations. However, it is anticipated that Lake Mead water will be available by June 1st of next year and this restriction will no longer apply.

A twenty-four inch main will be extended on Charleston Boulevard to the westerly city limits as part of the present construction program. Service from this main will be available for the Indian Hills Subdivision upon its completion, which is presently scheduled for the Fall of 1955. The connection to the main and the distribution mains within the subdivision would be installed at your expense. *Bug. X*

In the event that water is required for the first part of the development prior to the time that the main on Charleston is completed, the Water District could furnish a service connection on the existing twelve inch main at Charleston and Decatur serving the Hyde Park Subdivision. A temporary main could then be extended from that point to the subdivision to care for its needs until completion of the twenty-four inch main. The service connection and the temporary main would be installed at your expense.

I trust that this will furnish the information you require in connection with your application for annexation to the City.

Yours very truly,



W. C. Renshaw
Engineer and Manager

WCR:ejp

INTER-DEPARTMENTAL MEMO

July 19, 1954

TO: ~~Franklin J. Miller, Director of Planning~~
FROM: James A. Goodrich, ~~Research Planner~~
SUBJECT: UNITED STATES ENTERPRISES' PROPOSED SUBDIVISION ON W. CHARLESTON -
SOIL ANALYSIS

The 80 acres, from a soil standpoint, compares with the Las Vegas loamy sand class.

The surface soil of the Las Vegas loamy fine sand consists of 8 to 12 inches of light, greyish-brown calcareous loamy fine sand which has a distinctive reddish or pink cast giving to the soil a light-to-reddish brown color when wet. This reddish cast is developed more promptly in this type than in most of the other types of the series. A veneer or "desert pavement" of gravel in caliche fragments occurs over the surface, giving the type the appearance of a gravelly soil. Little gravel is found in the upper 12 inches of soil.

The subsoil consists of a light-grey clay loam which is very compact, becoming more compact and partly cemented with depth. Seams of lime extend downward to the upper subsoil giving a slightly columnar structure. At depths generally not greater than 30 inches is found a grey, fine-grained, firmly cemented, lime carbonate, hardpan which is impervious to all root or water penetration except in joints or cracks. In places, the hardpan formation consists of a zone, a foot or two in thickness, composed of numerous plates or lenses of cemented material, but in the more developed areas, the hardpan consists of 12 to 14 inches of densely cemented, fine-textured material. The deeper subsoil, as exposed in places, consists of grey, highly calcareous clay or clay loam, in which are im-

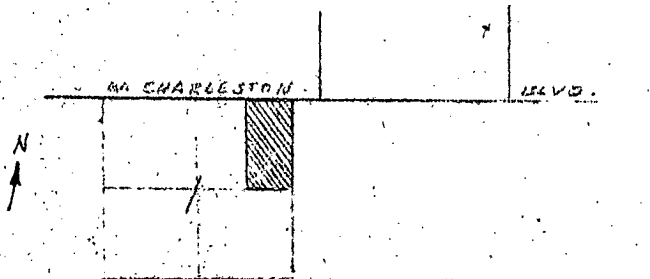
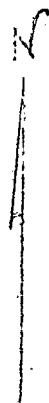
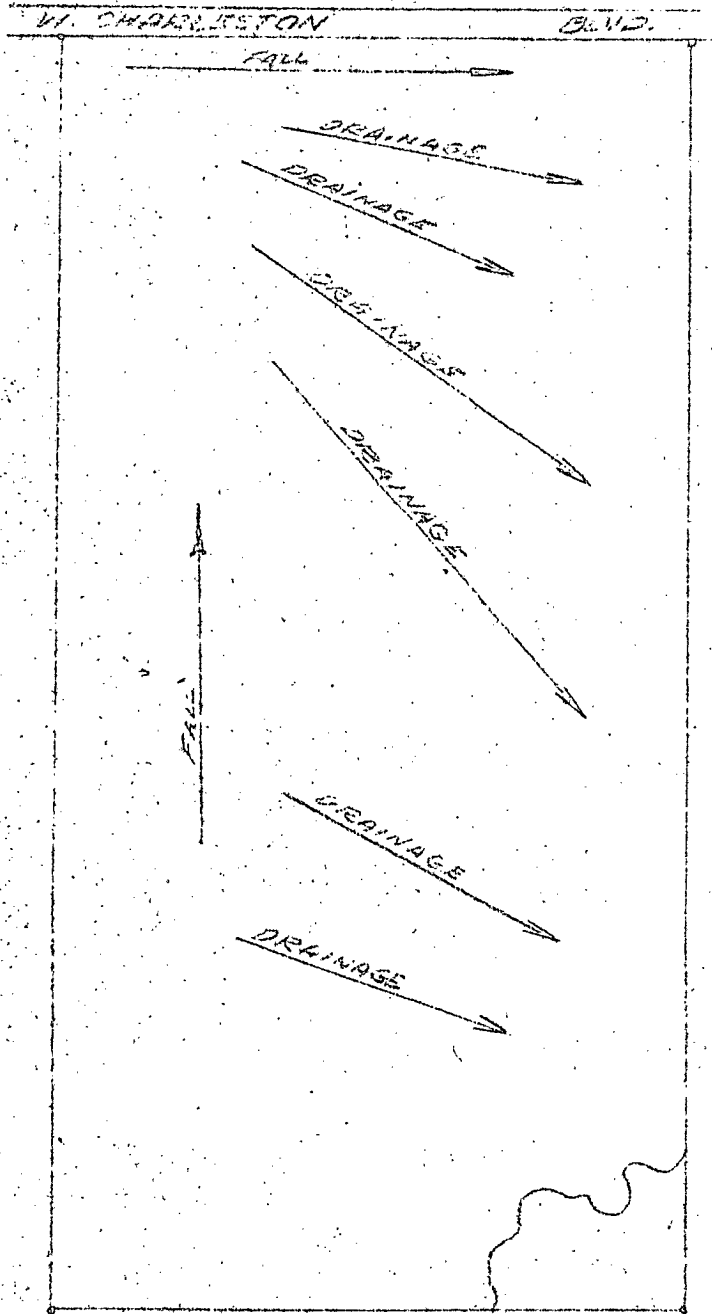
Franklin J. Bills 2. July 19, 1954

beded numerous more-or-less continuous plates of hardpan. The underlying material is almost without exception very high in soluble salt.

James A. Goodrich

JAG hg

U. S. Enterprises



$E\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 1
T. 21 S. - R. 60 E. M. D. R. & M

76.372 Acres
less Co. Rd.

July 19, 1954

INTER-DEPARTMENTAL MEMO

July 19, 1954

TO: Franklin J. Bills, Director of Planning
FROM: James A. Goodrich, Research Planner
SUBJECT: UNITED STATES ENTERPRISES' PROPOSED SUBDIVISION ON W. CHARLESTON

After further discussion with Mr. Don Ekins, I find that he is ready to start annexation proceedings and requests an audience with the city planner and city engineer in regard to annexation details. I looked over the 80 acres and find it a fair piece of land, and from an eye observation, it appears to have sufficient slope to provide ideal sewer and drainage except for approximately five acres in the southeast corner.

We discussed the possibility of providing block recreation areas. He feels that one lot of each block could be set aside for park playground, or possibly a large site in the event the block-type proved to be impractical.

A tentative subdivision layout will be submitted upon completion of the annexation proceedings, and he agrees to follow the proposed subdivision ordinance in the event it is in the process of adoption during the time of this construction. The homes which he plans to build are of a four-bedroom, two-bath class and will cost in the neighborhood of \$13,500 to \$15,000.00. He prefers to build, if possible, on the present topography of the land providing a street pattern can be laid out to fit it.

James A. Goodrich

JAG hg

INTER-OFFICE MEMO

July 16, 1954

TO: Franklin J. Bills, Director of Planning
FROM: James A. Goodrich, Research Planner
SUBJECT: UNITED STATES ENTERPRISES' PROPOSED SUBDIVISION ON W. CHARLESTON

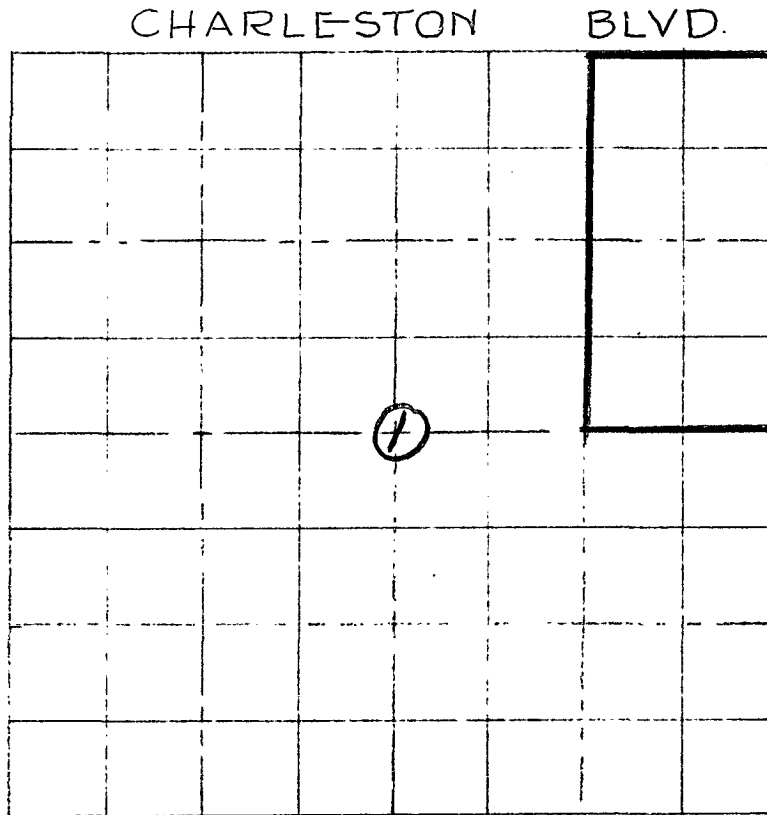
I have discussed with Mr. Don Ekins the possibility of annexation to the city of Las Vegas of the 80 acres located on West Charleston Boulevard adjacent to the Hyde Park subdivision, the description being the east half of the northeast quarter, Section 1, T21S, R60E.

Mr. Ekins, representing the United States Enterprises, requested to know the procedure of annexation. He also outlined his tentative plans which are to develop 20 acres facing Charleston immediately and will develop the balance at a later date. This completed subdivision will have a capacity of more than 300 homes in the \$13000 class. I discussed the possibility of a subdivision ordinance being in effect by the time he is ready for construction. He said that he proposed to cooperate with the city in the laying out of a proper subdivision and would comply with any instructions given him by the engineering office or the planning office.

James A. Goodrich

JAG hg

SECTION... 1 , TWP. 21 SOUTH, RANGE 60 EAST,
M. D. B. & M.



NOTE: This plat is made from the legal description in this folder,
in order to show area for which annexation is requested. No
plat was found in folder when checked, and this plat will help
to bring folder up to date.

September 6, 1956