

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0007-55

APN

Location SAN FRANCISCO AVE & BOULDER HWY

Applicant DICKERSON & MACK

Subject

ANNEXATION OF TWO ADJACENT PARCELS ABUTTING
BOULDER HWY & SAN FRANCISCO AVE



Murray Hoyt, Director of Planning for Clark County said the County Planning Commission has requested that the Planning Commissions of Las Vegas and Clark County get together to make and follow a definite pattern for a 75 foot setback from center-line all along San Francisco.

Neighborhood
Shopping Centers

Franklin Bills briefly outlined the general plan for neighborhood shopping centers. After discussion, Mr. Schroer moved that the report be approved as presented and accepted as a general policy for the Commission, and the City Attorney's Office be authorized to prepare the necessary Ordinance Amendment to be presented to the City Commission for approval, which motion was seconded by Mr. Schmutzer and unanimously voted.

Mr. Schroer then suggested that the first Tuesday meeting after the City Commission approval of this Ordinance Amendment, that the Planning Commission discuss a policy for the administration of this Ordinance.

ANNEXATIONS

Paul B. & Fern
Dickinson, and

Harry, Louis &
Lucille Mack

Franklin Bills presented a report on the application for the annexation of two adjacent parcels abutting Boulder Highway north of San Francisco Avenue. Since an application has been submitted by Harry Mack, et al, for the annexation of a parcel approximately 1500 feet long by 300 feet deep along the Boulder Highway in Section 1, T21S, R61E; and also a petition for a small triangular parcel connecting the Mack parcel with San Francisco Avenue in Section 6, T21S, R62E, has been submitted by Paul B. Dickinson, et ux, and the two parcels being adjacent Mr. Bills thought they might properly be considered as one for the purpose of determining the feasibility of annexation. The question was raised as to whether these parcels could be adequately serviced by the sanitary sewer system or whether or not approval would have to be obtained from the County Sanitation District before the property could be annexed. After discussion, Mr. Schroer moved that the petitions of Harry Mack, et al, and Paul B. Dickinson, et ux, be approved, which motion was seconded by Mr. Phelps and unanimously voted.

June 28, 1955

REPORT ON THE APPLICATION FOR THE ANNEXATION OF
TWO ADJACENT PARCELS ABUTTING BOULDER HIGHWAY NORTH OF SAN FRANCISCO AVENUE

An application for the annexation of a parcel approximately 1500 feet long by 300 feet deep along the Boulder Highway in Section 1, T21S, R61E has been submitted by Harry Mack, et al. A petition for a small triangular parcel connecting the Mack parcel with San Francisco Avenue in Section 6, T21S, R62E, has been submitted by Paul B. Dickinson, et ux. The two parcels are adjacent and may properly be considered as one for the purpose of determining the feasibility of the annexation.

The following factors need to be given consideration; (1) The maps and descriptions submitted by the applicants have been checked by the Engineering and Right-of-Way Departments and found to be correct and the property has been found to be contiguous to the City of Las Vegas; (2) The location of this property, currently squeezed in between the City Limits to the West and the Boulder Highway which is also part of the City to the East, makes it highly desirable that this property be annexed; (3) The zoning of these properties in the County was H-2. The nearest comparable zoning to H-2 in the City Zoning Ordinance is C-1, Neighborhood Commercial, so if annexed, the property should be annexed under a C-1 classification; (4) To be consistent with the requirements imposed upon the Dawson Park Subdivision to the North where the subdividers were required to negotiate with property owners facing the Boulder Highway and provide a twenty (20) foot alley between the residential and commercial properties, it would appear desirable to require the dedication of a twenty (20) foot alley from the property proposed for annexation by Harry Mack. Since the Dickinson property is entirely encompassed between the straight line of San Francisco Avenue and the curved line which permits a right-angle intersection with the Boulder Highway, there is no logical requirement for an alley from the Dickinson property; (5) The location, slope and grade of these properties make it appear difficult, if not impossible, to service them with sanitary sewer lines at this time; (6) It is the opinion of the Engineering Department that there would be no notable drainage problems.

FRANKLIN J. BILLS
Director of Planning

PLANNING DEPARTMENT

LAS VEGAS, NEVADA

June 30, 1955

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

Gentlemen:

At the regular meeting of the City Planning Commission on June 28, 1955, the Commission voted to recommend to the Board of City Commissioners that the petitions for annexation submitted by Harry Mack, et al and Paul B. Dickinson, et ux, be approved and the property annexed to the City of Las Vegas.

The feasibility of providing adequate sanitary sewer service to these parcels is the only factor which raised any questions in the minds of the Planning Commission.

A copy of the report made to the Planning Commission by the planning staff is attached.

Respectfully,

FRANKLIN J. BILLS
Director of Planning

FJB/wt

Las Vegas, Nevada

January 31, 1935

TO: THE BOARD AND BOARD OF PUBLIC UTILITIES OF THE CITY OF LAS VEGAS, NEVADA

We the undersigned and owners of the following described parcel, hereby petition the City of Las Vegas for Annexation into the City of Las Vegas, that certain parcel of land situated along the Westerly line of U. S. Highway 93-95-466 and in Section 1, Township 21 South, Range 61 East, M.D.B.M. and Section 6, Township 21 South, Range 62 East, M.D.B.M. being more particularly described as follows, to-wit:

COMMENCING at the common corner of Sections 1 and 12, Township 21 South, Range 61 East, and Sections 6 and 7, Township 21 South, Range 62 East, M.D.B.M. said point being a point on the center line of San Francisco Avenue, the true point of beginning; thence South $89^{\circ}53'11''$ East along the South line of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 62 East, a distance of 153.63 feet to a point on the Westerly right-of-way line of U. S. Highway 93-95-466; thence North $12^{\circ}27'03''$ West along the West line of U. S. Highway 93-95-466, a distance of 1545.11 feet to the southeast corner of that certain parcel of land conveyed by Harry Mack, et al to Harry Wollman, et ux, recorded December 18, 1933, as Document No. 420377 in the Office of the County Recorder of Clark County, Nevada; thence South $47^{\circ}33'04''$ West along the South line of the aforementioned parcel a distance of 300 feet to the southwest corner thereof; thence South $17^{\circ}11'10''$ East, a distance of 1277.04 feet to a point on the South line of Section 1, Township 21 South, Range 61 East, said point being the center line of San Francisco Avenue; thence North $69^{\circ}52'04''$ East along the South line of Section 1, Township 21 South, Range 61 East, a distance of 243.74 feet to the true point of beginning, have and except that portion situate in the SW $\frac{1}{4}$ of Section 6, Township 21 South, Range 62 East, M.D.B.M.

s/ Harry Mack by Louis Mack
his Attorney-in-Fact

s/ Louis Mack

s/ Lucille Mack

CITY PLANNING DEPARTMENT

May 4, 1955

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

Subject: Request for Annexation, SE^{1/4},
Section 6, T21S, R61E, W10N

Gentle men:

This proposed annexation has apparently been under some sort of consideration since August 1954, but came to the attention of the Planning Department only on May 2, 1955, two days ago. Normal procedure in handling these matters has been to refer them to the Planning Commission for study and report. Because of the contention of the petitioners that the matter has become urgent, it has been requested that the Planning Department present a report to the Honorable Mayor and Board of City Commissioners without officially referring the matter to the Planning Commission.

A very brief and summary study of the proposed parcel has following features to be considered: (1) Property is contiguous to the corporate limits of the City of Las Vegas; (2) It is located in the Township of Winchester but approval for the exclusion of this property from the Township of Winchester was granted by the Board of County Commissioners on February 13, 1955; (3) the tentative overall land use planning of the City Planning Commission indicates that the property should legally be devoted to low density, single family residential use. Final details regarding the use of the land can be worked out if and when a proposed subdivision map is presented; (4) as far as can be determined by visual observation, there is no building or structure on the property at this time; (5) the gentle slope of the terrain indicates no major drainage problem; (6) I am advised by the office of the City Engineer that it is possible and feasible to provide sanitary sewers but there is no trunk line currently in existence to reach this property. The nearest existing trunk line is on Oury Boulevard which ends at the southeast corner of the Monticello Tract.

In summary, there does not appear any major obstacle to the annexation of this property from the planning and engineering viewpoint.

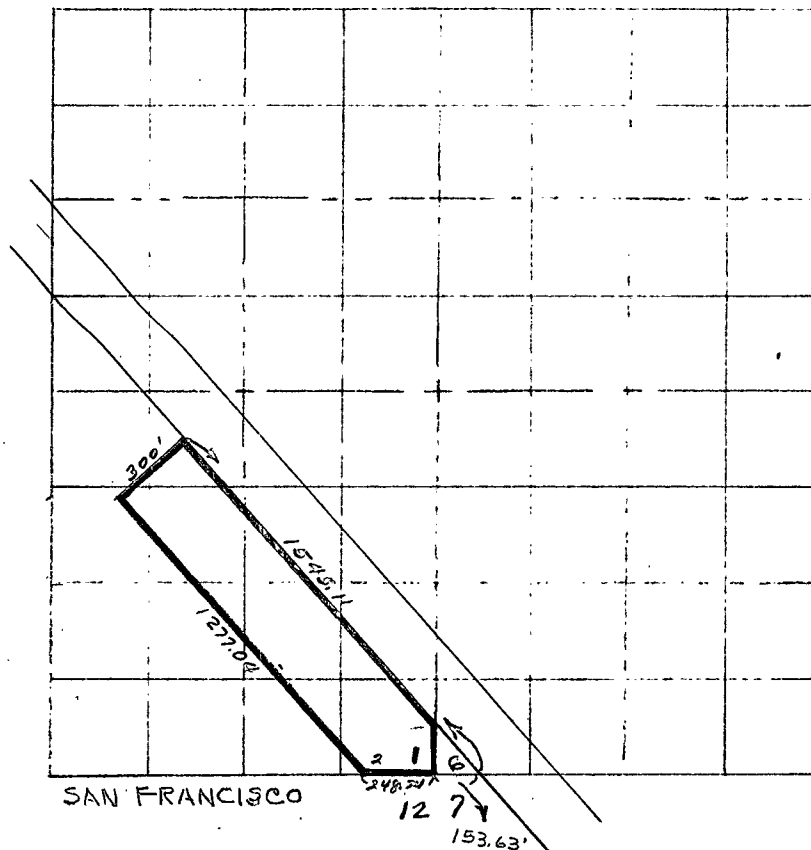
Respectfully,

FRANKLIN J. HAYS
Director of Planning

FJD/rt

cc: City Engineer

SECTION 1, TWP 21 SOUTH, RANGE 61 EAST,
M. D. B. & M.



SCALE 8" = 1 MI.

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