

**Planning & Development Department
Scanning Cover Sheet**

Case No A-7-63

APN N/A

Location Highland Dr & Coran Rd

Applicant Hulman, et al

Subject

Proposal for Annexation



DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT			
ENGINEERING DEPARTMENT ✓	4/5/63		
FIRE DEPARTMENT ✓	✓	4/10/63	No objection
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			
Police ✓	✓	4/10/63	no objection

M I N U T E S
CITY PLANNING COMMISSION
April 11, 1963

A regular meeting of the City Planning Commission was called to order at 7:30 PM by Chairman Cahlan in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT:

Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Mirabelli, Johnston, and Uehling. Mr. Gilday arrived at 8:50 PM.

ABSENT:

Messrs. Empey and Longley, Sr., and City Manager Fletcher.

STAFF PRESENT:

Director of Planning Don J. Saylor, Planning Analyst Harold Foster and Recording Secretary Esther Borden.

NEW BUSINESS:

**1. MASTER PLAN -
PARKS, RECREATION
AND SCHOOL SITES
(Revision)**

Public Hearing

Mr. Saylor stated that this revision had been before the Planning Commission at a previous meeting for discussion. Also, that the Recreation Advisory Committee had discussed this revision, and they have agreed to it and recommended its approval 100%. The reason that it is back before the Commission at this time is that it is mandatory to hold a public hearing. This has been advertised for a public hearing, however, Mr. Saylor stated that he would not reiterate his previous discussion, unless requested to do so. The Chairman declared the public hearing open. Mr. Harris asked some clarification of the use of the large City owned parcel in the eastern section of the City. Mr. Harris stated that they had been contemplating a school site on this property from Bonanza to Washington, however, agreed that if some reasonable agreement would be made, they would consider the parcel across the street, leaving the City owned property for the development of a park in its entirety. The Chairman declared the public hearing closed. After discussion, Mr. Mirabelli moved that the revision of the Master Plan of Parks, Recreation and School Sites be approved. Mr. Johnston seconded the motion and the vote was unanimous.

2. A-7-63

Withdrawn

Petition of HULMAN ET AL for the annexation of property legally described as Lot 21, Block 5, and Lots 22 and 23, Block 6, Curtis Park Manor Unit No. 2, a subdivision of the NE 1/4 of Section 24, T20S, R60E, MDB&M, also that portion of Reiter Avenue lying between Lot 21, Block 5 and Lot 23, Block 6 (more particularly described as the east 198.44 feet of Reiter Avenue as shown on Plot of Curtis Park Manor No. 2), and also that portion of the W 1/2 of Decatur Boulevard adjoining the above described lots. Generally located on the northwest and southwest corners of Reiter Avenue and Decatur Boulevard. Mr. Saylor reported to the Commission that this item had been withdrawn, thereby requiring no action.

3. A-8-63

Approved

Petition of INTERMOUNTAIN INVESTMENT COMPANY for the annexation of property legally described as the SE 1/4 of the NW 1/4 of Section 21, T20S, R61E, MDB&M, and generally located on the northwest corner of Highland Drive and College Avenue.

Mr. Saylor gave the Staff report pointing out the general location. This area is zoned R-3 and R-2. Staff recommended approval. No one appeared to protest.

INTER-OFFICE MEMORANDUM

April 11, 1963

TO:

PLANNING DEPARTMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

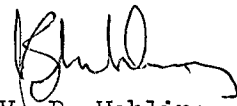
Annexation A-7-63
Hulman, et al

COPIES TO:

Your memorandum of April 5, requested comments from the Engineering Department on the petition for annexation of Lot 21, Block 21, Curtis Park Manor Unit #2 and Lots 22 & 23, Block 6, Curtis Park Manor. The following comments are made in connection with this petition.

A trunk sewer is available along the east side of Decatur Blvd on which this property fronts, however, it will be necessary for the petitioners to construct a lateral line in order to obtain service into the sewer system. It will also be recommended that the property owners dedicate the right of way widths, which are necessary for completion of Decatur Blvd as a condition of the annexation. This office has no further comments on the annexation.

VBU:ras


V. B. Uehling
Deputy Director of Public Works

CITY OF LAS VEGAS

Date

April 9, 1963

INTER-OFFICE MEMORANDUM

TO:	FROM:
Planning Department	Fire Department
SUBJECT:	COPIES TO:
A-7-63	

This department has no comments and/or recommendations to make re subject annexation petition.

G.D. Williams
G.D. Williams, Chief
Fire Department

W'c



LEGAL DESCRIPTION - A-7-63

HULMAN, ET AL

Lot 21, Block 5, and Lots 22 and 23, Block 6, Curtis Park Manor Unit No. 2, a subdivision of the northeast quarter (NE 1/4) of Section 24, T20S, R60E, MDB&M, also that portion of Reiter Avenue lying between Lot 21, Block 5 and Lot 23, Block 6 (more particularly described as the east 198.44 feet of Reiter Avenue as shown on Plot of Curtis Park Manor No. 2), and also that portion of the west half (W 1/2) of Decatur Boulevard adjoining above described lots.

LEGAL DESCRIPTION - A-7-63

HULMAN, ET AL

Lot 21, Block 5, and Lots 22 and 23, Block 6, Curtis Park Manor Unit No. 2, a subdivision of the northeast quarter (NE 1/4) of Section 24, T20S, R60E, MDB&M, also that portion of Reiter Avenue lying between Lot 21, Block 5 and Lot 23, Block 6 (more particularly described as the east 198.44 feet of Reiter Avenue as shown on Plot of Curtis Park Manor No. 2), and also that portion of the west half (W 1/2) of Decatur Boulevard adjoining above described lots.

LEGAL DESCRIPTION - A-7-63

HULMAN, ET AL

Lot 21, Block 5, and Lots 22 and 23, Block 6, Curtis Park Manor Unit No. 2, a subdivision of the northeast quarter (NE 1/4) of Section 24, T20S, R60E, MDB&M, also that portion of Relter Avenue lying between Lot 21, Block 5 and Lot 23, Block 6 (more particularly described as the east 198.44 feet of Relter Avenue as shown on Plot of Curtis Park Manor No. 2), and also that portion of the west half (W 1/2) of Decatur Boulevard adjoining above described lots.

A - 7 - 63

Lot 21 Block 5 and Lots 22 and 23 in Block 6, Curtis Park Manor Unit No. 2, a subdivision of the northeast quarter of Section 24, Township 20 South, Range 60 East, N.D.B. & M., also that portion of Reiter Ave lying between Lot 21 Block 5 and Lot 23 Block 6 (~~the~~ more particularly described as the east 198.44 feet of Reiter Avenue as shown on Plat of Curtis Park Manor of the west half No. 2.) and also that portion of Decatur Blvd. adjoining above described lots.

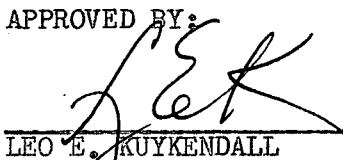
April 8, 1963

TO : LEO E. KUYKENDALL, CHIEF OF POLICE
FROM : SGT. JOHN E. SKELTON, TRAFFIC DIVISION
SUBJECT : ANNEXATION (ATTACHED) A-7-63

This department has no objections to this annexation.


SGT. JOHN E. SKELTON #3
TRAFFIC DIVISION

APPROVED BY:



LEO E. KUYKENDALL
CHIEF OF POLICE

JES/eb

INTER-OFFICE MEMORANDUM

April 5, 1963

TO: Engineering Department Fire Department ✓ Police Department	FROM: Planning Department
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SUBJECT: A-7-33 Annexation Petition - Hulman et al	COPIES TO:
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Attached herewith is a map for the following described property:

Lot 21, Block 21, Curtis Park Manor Unit No. 3

Lot 22, Block 6, NE 1/4, NE 1/4, Section 24, T20S, R60E, MDB&M

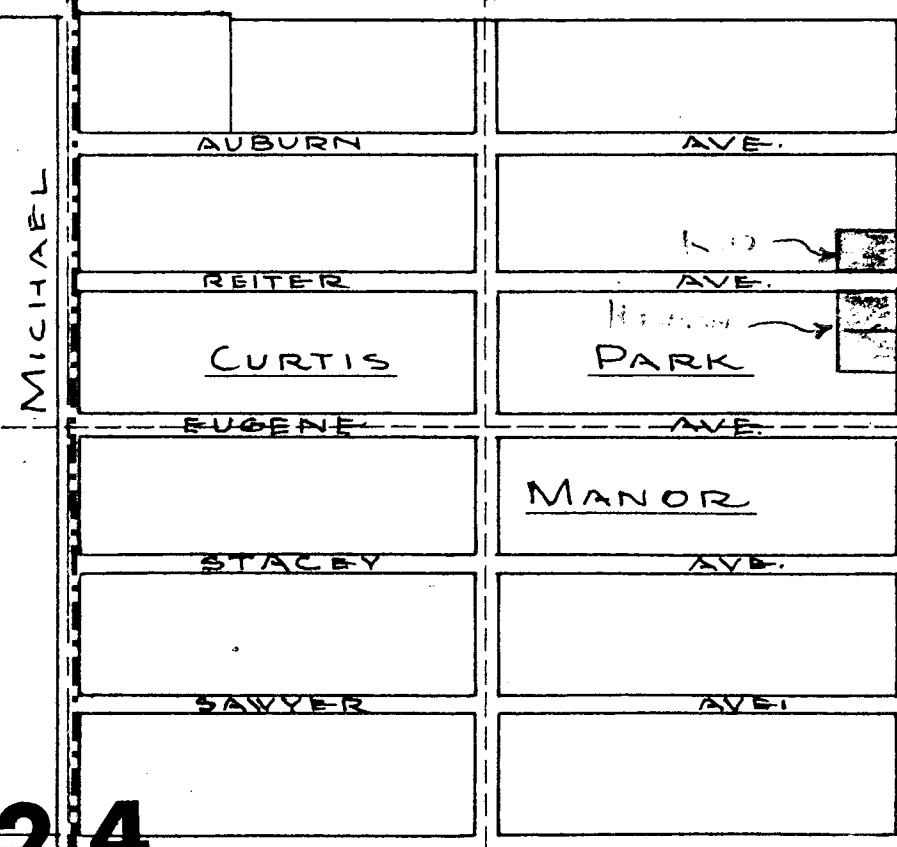
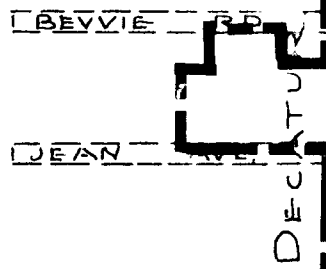
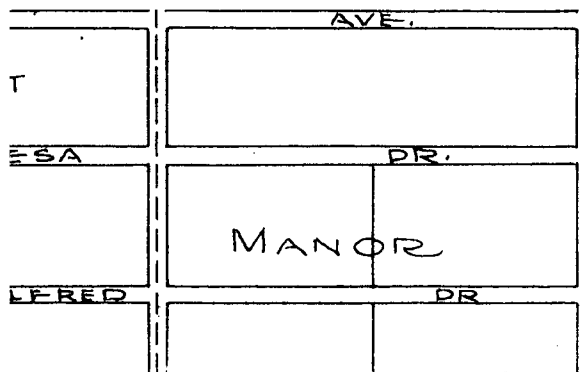
Lot 23, Block 6, NE 1/4, NE 1/4, Section 24, T20S, R60E, MDB&M

We have received a petition from John J. Reid and Eugene & Mary Jo Hulman FOR the annexation of this property to the City of Las Vegas, Nevada. This item will be presented to the Planning Commission on April 11, 1963 and we would appreciate your comments regarding this annexation as soon as possible.

OK

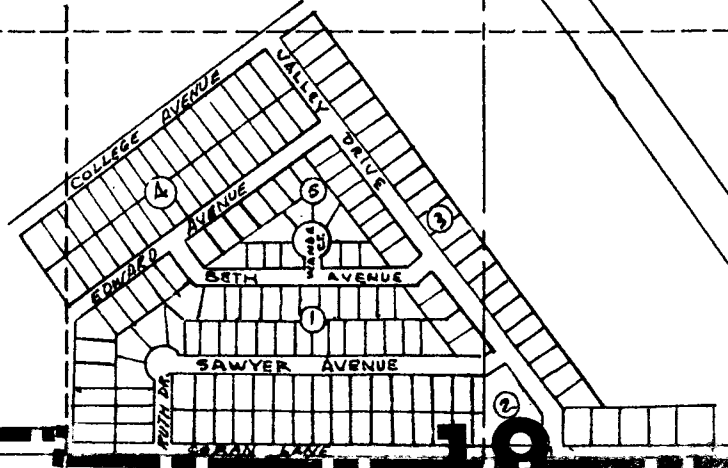
DJS:eb
attachment

By Harold Foster
DON J. SAYLOR
Director of Planning



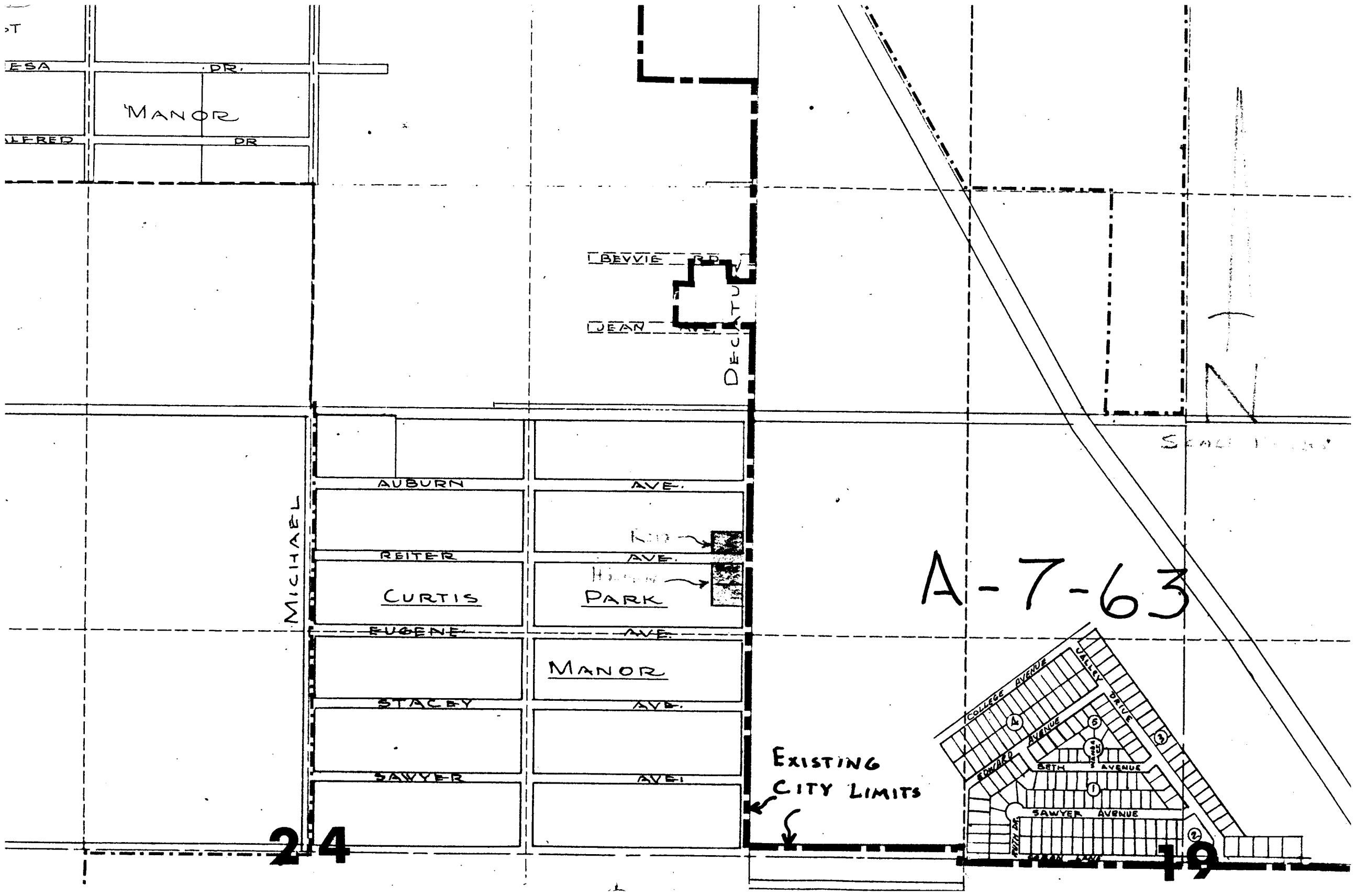
A-7-63

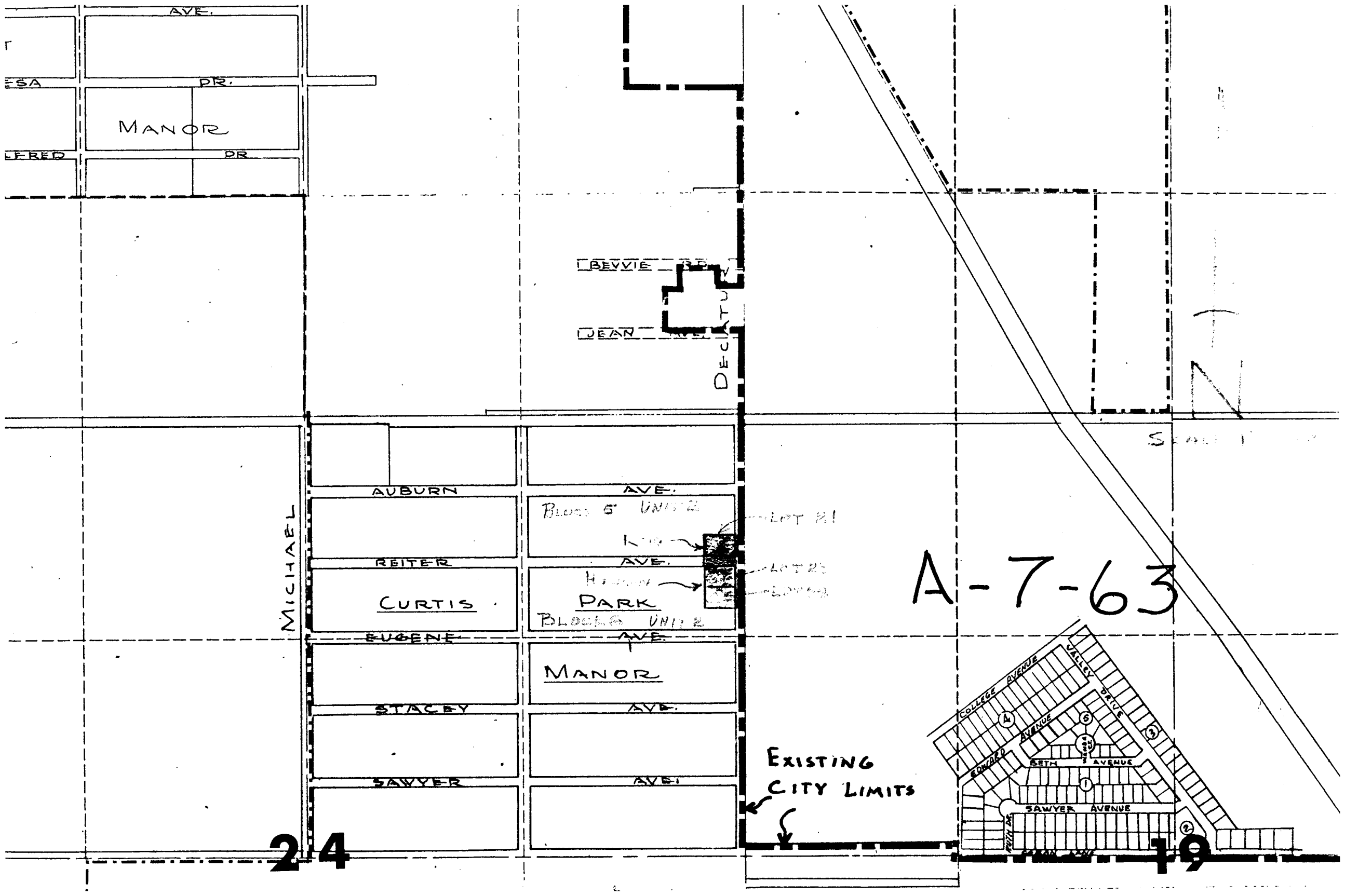
EXISTING
CITY LIMITS



24

19





MANOR

BEVVIE

DEAN

DECATUR

AUBURN

AVE.

Block 5 UNIT 2

REITER

AVE.

CURTIS

PARK

Block 6 UNIT 2

EUGENE

AVE.

MANOR

STACEY

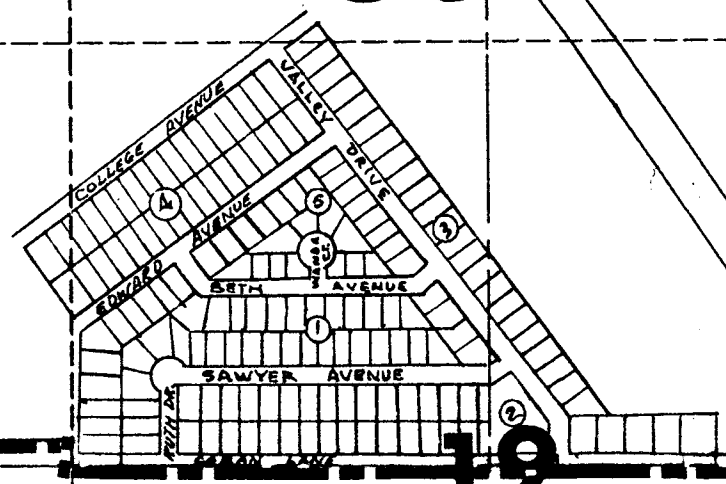
AVE.

SAWYER

AVE.

EXISTING
CITY LIMITS

A-7-63



24

19

INTER-OFFICE MEMORANDUM

April 5, 1963

TO: Engineering Department Fire Department Police Department	FROM: Planning Department
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SUBJECT: A-7-63 Annexation Petition - Hulman et al	COPIES TO:
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Attached herewith is a map for the following described property:

Lot 21, Block ⁵(22) Curtis Park Manor Unit No. 2

Lot 22, Block 6, NE 1/4, NE 1/4, Section 24, T20S, R60E, MDB&M

Lot 23, Block 6, NE 1/4, NE 1/4, Section 24, T20S, R60E, MDB&M

We have received a petition from John J. Reid and Eugene & Mary Jo Hulman FOR the annexation of this property to the City of Las Vegas, Nevada. This item will be presented to the Planning Commission on April 11, 1963 and we would appreciate your comments regarding this annexation as soon as possible.

DON J. SAYLOR
Director of Planning

DJS:eb
attachment

A-7-63

Date: Feb. 18, 1963

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

Gentlemen:

(X, We) the undersigned (~~freeholder~~, freeholders) of
the following legally described property do hereby
petition for annexation to the City of Las Vegas, Nevada:

Lot 22 in Block 6, NE $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 24, TWP 20S,
R 60E, MDB + M.

And
Lot 23 in Block 6, NE $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 24, TWP 20S, R 60E,
MDB + M

Signature

Eugene Hulman
Eugene Hulman

Address

207 South 13th Street, Apt. #3
Las Vegas, Nevada

Mary Jo Hulman

Attention: Mr. Saylor

Re:

rm

Date: March 19, 1963

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

Gentlemen:

(I, We) the undersigned (freeholder, freeholders) of
the following legally described property do hereby
petition for annexation to the City of Las Vegas, Nevada:

CURTIS PARK MANOR UNIT #2

Lots 1 & 22	Block 4
Lot 23	Block 5
Lot 21	Block 6

CURTIS PARK MANOR UNIT #4

Lots 21,22,23	Block 10
Lots 21,22,23	Block 11
Lots 21,22,23	Block 12

Signature

Address

ALFRED SWARTZ

4200 Smoke Ranch Road
Las Vegas, Nevada

DORIS SWARTZ

(Same)

Attention: Mr. Saylor

Re: A-7-63

rm

*We do not wish
to be annexed.*

A Swartz

Date: March 19, 1963

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

Gentlemen:

(I, We) the undersigned (freeholder, freeholders) of
the following legally described property do hereby
petition for annexation to the City of Las Vegas, Nevada:

CURTIS PARK MANOR UNIT #2

Lot 22 Block 5

Signature

Address

ALFRED BUILDING CORPORATION

4200 Smoke Ranch Road
Las Vegas, Nevada

Attention: Mr. Saylor

Re:

rm

*We do not wish to be
annexed Alfred Bldg Corp
A Swartz President*

Planning Department
400 Stewart Street

March 19, 1963

Alfred & Doris Swartz
4200 Smoke Ranch Road
Las Vegas, Nevada

Dear Mr. & Mrs. Swartz:

We have received a request from the owner of one of the Curtis Park Manor lots abutting Decatur for Annexation to the City of Las Vegas.

The City has installed a trunk sewer line on Decatur and the properties on the West side of Decatur, if they were in the City, would be allowed to use this trunk sewer line under City Regulations.

If you care to join in this petition for Annexation at this time, please sign the enclosed petition and return it to this office at your earliest convenience. If you do not wish to join, would you so indicate on the bottom and return it. If the property is held under more than one ownership, will you please have the owners sign - including husband and wife.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:omc
Enc.

Planning Department
400 Stewart Street

March 19, 1963

Mr. John J. Reid
1618 Pacific Street
Las Vegas, Nevada

Dear Mr. Reid:

We have received a request from the owner of one of the Curtis Park Manor lots abutting Decatur for Annexation to the City of Las Vegas.

The City has installed a trunk sewer line on Decatur and the properties on the West side of Decatur, if they were in the City, would be allowed to use this trunk sewer line under City Regulations.

If you care to join in this petition for Annexation at this time, please sign the enclosed petition and return it to this office at your earliest convenience. If you do not wish to join, would so indicate on the bottom and return it. If the property is held under more than one ownership, will you please have the owners sign - including husband and wife.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:omc
Enc.

April 11, 1963

At the present time we
withdraw our application for
annexation into the city of
Las Vegas. The reason being
we were informed we would
not be supplied by water
to our lot by either city or
county at this time. Also
we understood we could
hook-on to the sewer line
at any point but later we
were told we have to go
to the corner & we have to
supply 2-man holes which
is much above the expense
we were told it would run.

Patsy Jo Hulman (wife)
Eugene A. Hulman