

**Planning & Development Department
Scanning Cover Sheet**

Case No A-7-77

APN N/A

Location S OF PENWOOD AVE NEAR DECATUR BLVD

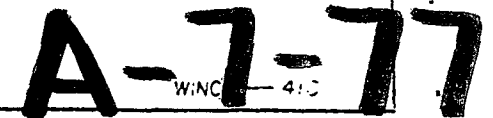
Applicant LINCOLN PROPERTY COMPANY

Subject

ANNEXATION



120-140



CC-21728

A-6-77
D.A.P.
Inc.
Report
Approved.

Mr. Saylor: This is the procedure where I must briefly give to you a report, which is then accepted and put on file in the Clerks Office. Normal services would be provided. There is sewer line available. All off-site improvements would have to be put in at the expense of the property owners when they developed the property. The proposed land use is multi-family.

Mayor Briare: If there is no objections to accepting the report then it will be accepted.

Commissioner Lurie: I voice an objection.

Mr. Saylor: This is the first step in the procedure. If you wish to go any further on it. There is an apartment house development all around this area.

Mayor Briare: How is this land zoned in the County?

Mr. Saylor: It is R-4 in the County, but it comes in to the City as R-3, which density wise is the same zoning.

Richard Juarez: I am a consultant, and I am here today representing Lincoln Property Company. Their address is 553 Pilgrim Drive, Foster City California. My understanding is that this is the first step; that there will be a resolution that will come back before the Commission. The resolution would then be referred to the Planning Department for the annexation report. When that report comes back you will have a public hearing, and that I presume is our day in court in terms of annexation.

Mr. Saylor: Yes, that is essentially the procedure, however as far as this Commission is concerned you have two points along the line where you can either approve or deny. This is the first step.

Mayor Briare: If your annexation would run its course and be accepted, what do you intend to do with the property?

Richard Juarez: The proposal is for garden apartments, a two story walk-up.

Commissioner Leavitt: What is across the street there?

Mr. Saylor: This is Enchanted Village.

Commissioner Leavitt: We have had a lot of protests in this area about apartments. Will the people in the area have any notification of this?

Mr. Saylor: At the time of the public hearing on the annexation they will.

Commissioner Leavitt: Yes, but they would never know that the zoning would be coming in that way.

Mr. Saylor: Yes that is right.

A-7-77
A-7-77
LINCOLN
PROPERTY
Denied

A-7-77

Continued

Commissioner Lurie: Well why don't they just go ahead and build the apartments now without having to properly annex into the City?

Mr. Saylor: Because of the sewer problem. There is facilities here, but....

Commissioner Lurie: But the County will not let any more hook-ups take place, is that correct?

Mr. Saylor: Right, the line won't accomodate them.

Commissioner Lurie: Well that is my whole question about these annexations coming in for those apartments. Why should we let them hook up to our sewer, because we are going to have the same problem that the County is having. That is my objection.

Commissioner Christensen: I move that we deny the petition.

Mayor Briare: Comments on the motion? (No response). Cast your votes. Motion is approved, and your request is denied Mr. Juarez.

Motion carried by the following vote:
Commissioners Lurie, Leavitt, Christensen
and Mayor Briare voting aye; Commissioner
Woofter voting no.

TENTATIVE

MAP -

LEWIS

HOMES-SAHARA

#5.

Approved.

Mr. Saylor: This is a continuation of the present subdivision pattern. Everything is in order, and the Planning Commission recommends approval.

Commissioner Lurie: I move that we follow the recommendations of the Planning Commission.

Mayor Briare: Comments? (No response). Cast your votes. Motion is approved.

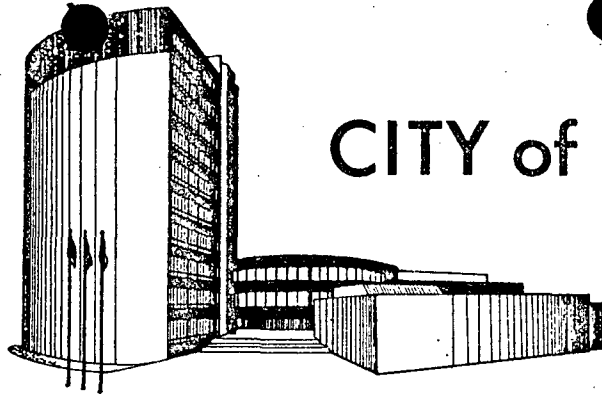
Motion carried by the following vote:
Commissioners Lurie, Woofter, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 14, 1978

Mr. Richard L. Fore
Lincoln Property Company
553 Pilgrim Drive
Foster City, California 94404

Re: Petition of Annexation A-7-77

At a regular meeting held on February 1, 1978, the Board of City Commissioners DENIED your Petition of Annexation for property generally located on the south side of Penn-wood Avenue, between Decatur Boulevard and Arville Street containing approximately 12 acres of land.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: ✓ Dept. of Community Planning & Development

FILED
FEB 14 1978
PLANNING AND
DEVELOPMENT

RECEIVED

DEC 19 8 45 AM '77

CITY CLERK

PETITION FOR ANNEXATION

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

and

BOARD OF COMMISSIONERS OF THE CITY OF
LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows, to-wit:

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section 7; thence North 89°41'22" East along the North line of the Southwest Quarter (SW 1/4) of said Section 7 a distance of 791.50 feet to the Northeast corner of that particular parcel conveyed to the Clark County School District by Document No. 510461, recorded June 16, 1965, said point being the TRUE POINT OF BEGINNING; thence continuing North 89°41'22" East a distance of 888.71 feet; thence South 02°22'39" East a distance of 668.85 feet; thence South 89°44'42" West a distance of 815.76 feet to a point in the East property line of the aforementioned Clark County School District property; thence North 00°20'35" West along said East line of the School District property a distance of 183.08 feet to a point on a tangent curve concave to the Southwest having a radius of 500.00 feet; thence Northerly along the arc of said curve through a central angle of 25°26'22" an arc length of 222.00 feet to a point of reverse curve concave to the Northeast having a radius of 500.00 feet; thence Northerly along the arc of said curve through a central angle of 25°26'22" an arc length of 222.00 feet; thence North 00°18'38" West a distance of 55.00 feet to the TRUE POINT OF BEGINNING.

Respectfully submitted,

NAME

ADDRESS

Richard L. Fore Lincoln Property Co.

553

Pilgrim Dr. Foster City, CA 94404

Richard L. Fore Lincoln Property Co. - 553 Pilgrim Dr. - Foster City, CA
94404

A-7-77

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

December 22, 1977

Date

TO: PUBLIC SERVICES DEPARTMENT
FIRE DEPARTMENT
POLICE DEPARTMENT

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: ANNEXATION - A-7-77
LINCOLN PROPERTY COMPANY

COPIES TO:

Would you please provide your comments regarding the subject Annexation Petition for property generally located on the south side of Pennwood Avenue, east of Decatur Boulevard containing approximately 12 acres of land. This petition for annexation will be heard at the January 12, 1978, Planning Commission meeting so your comments would be appreciated as soon as possible.

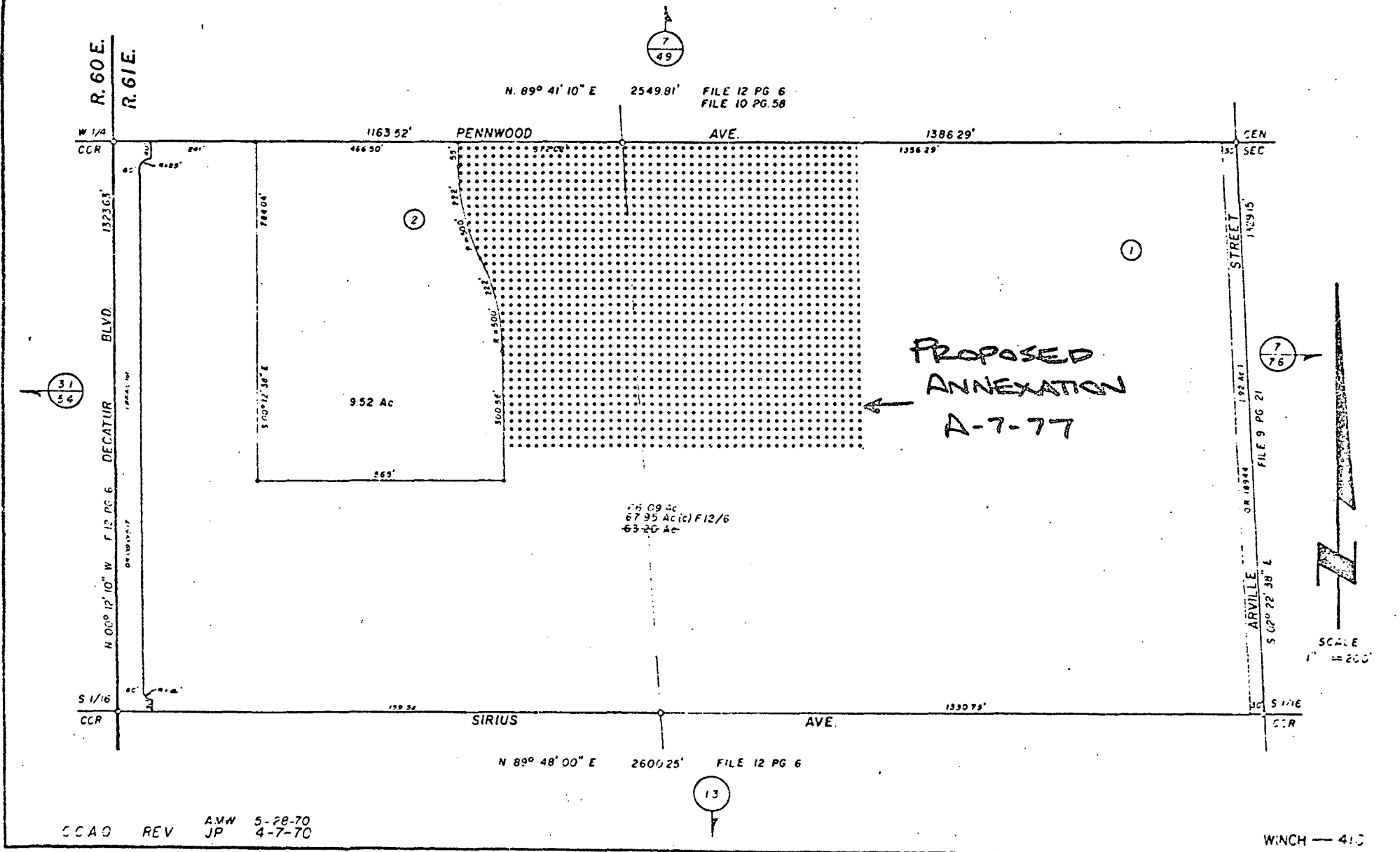
Attached is a location map for your reference.

kt

Attachment

N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140



LAS VEGAS METROPOLITAN POLICE DEPARTMENT

Inter-Office

MEMORANDUM

To : DON J. SAYLOR, DIRECTOR - AIP
From : CAPTAIN JOHN R. FOREMASTER, TRAFFIC BUREAU
Subject: ANNEXATION - A-7-77

Date: 12-27-77

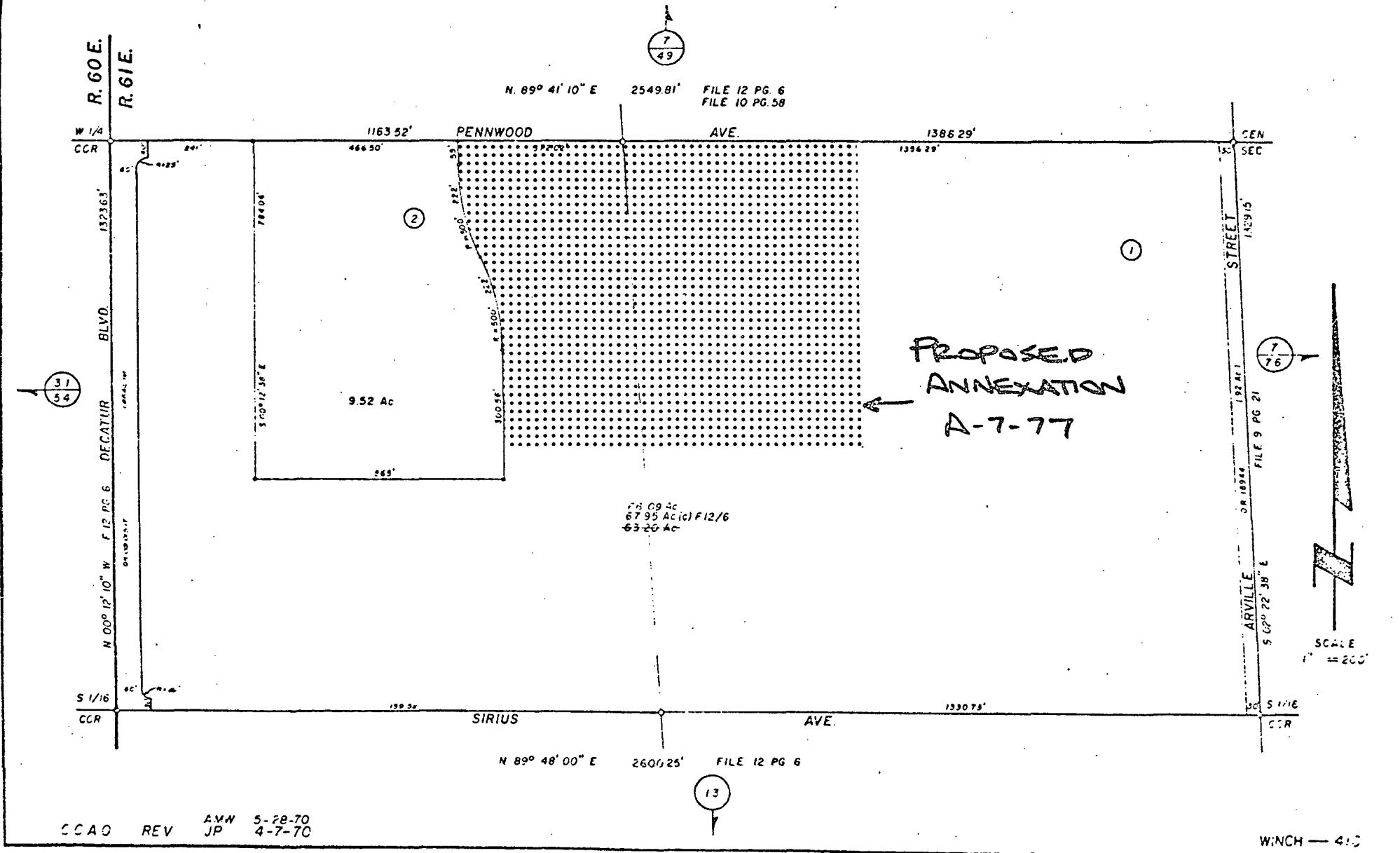
THIS DEPARTMENT HAS NO OBJECTIONS AS LONG AS THIS MEETS THE
REQUIREMENTS OF THE CITY.


JOHN R. FOREMASTER, CAPTAIN
TRAFFIC BUREAU

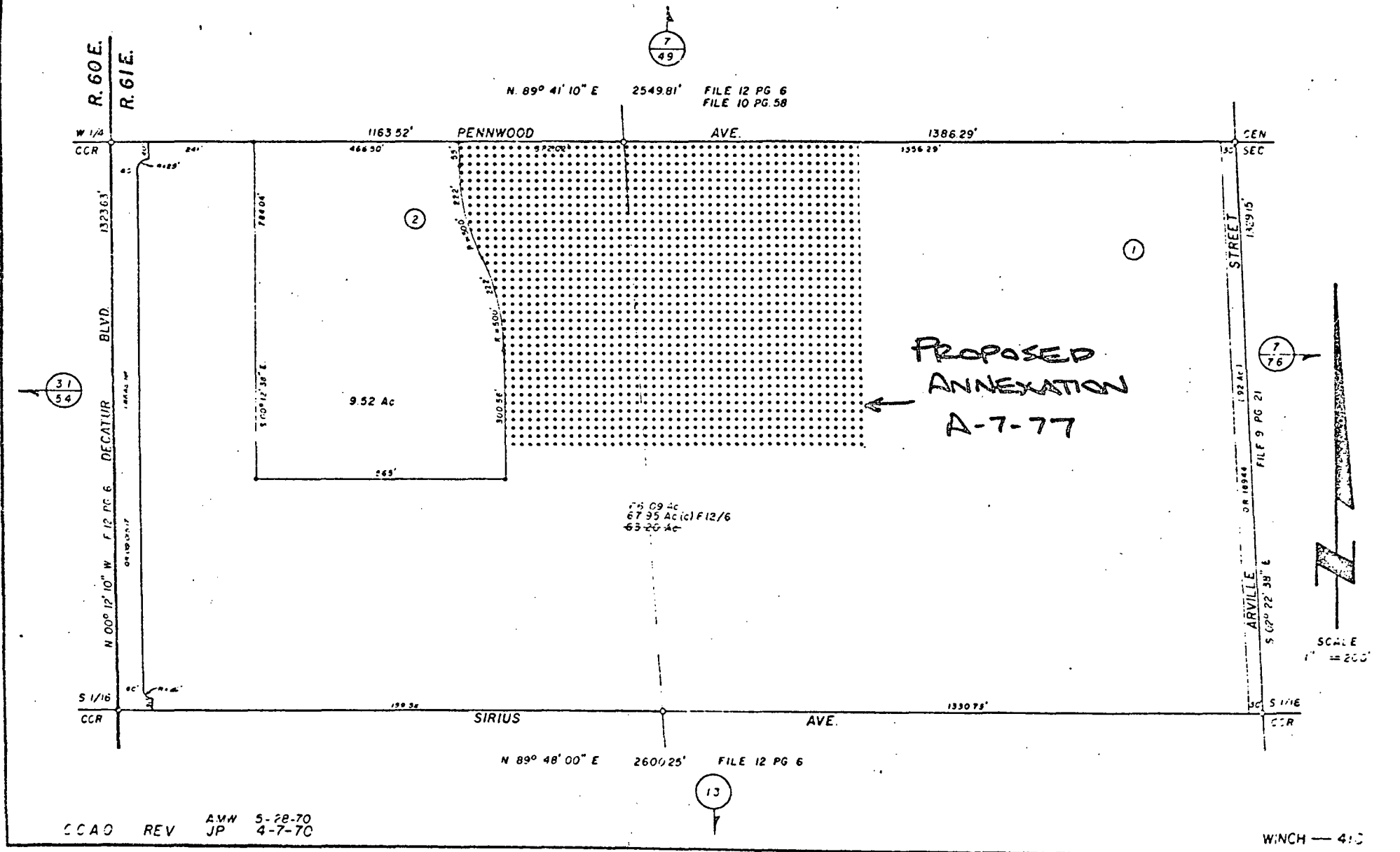
JRF:cn

N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140

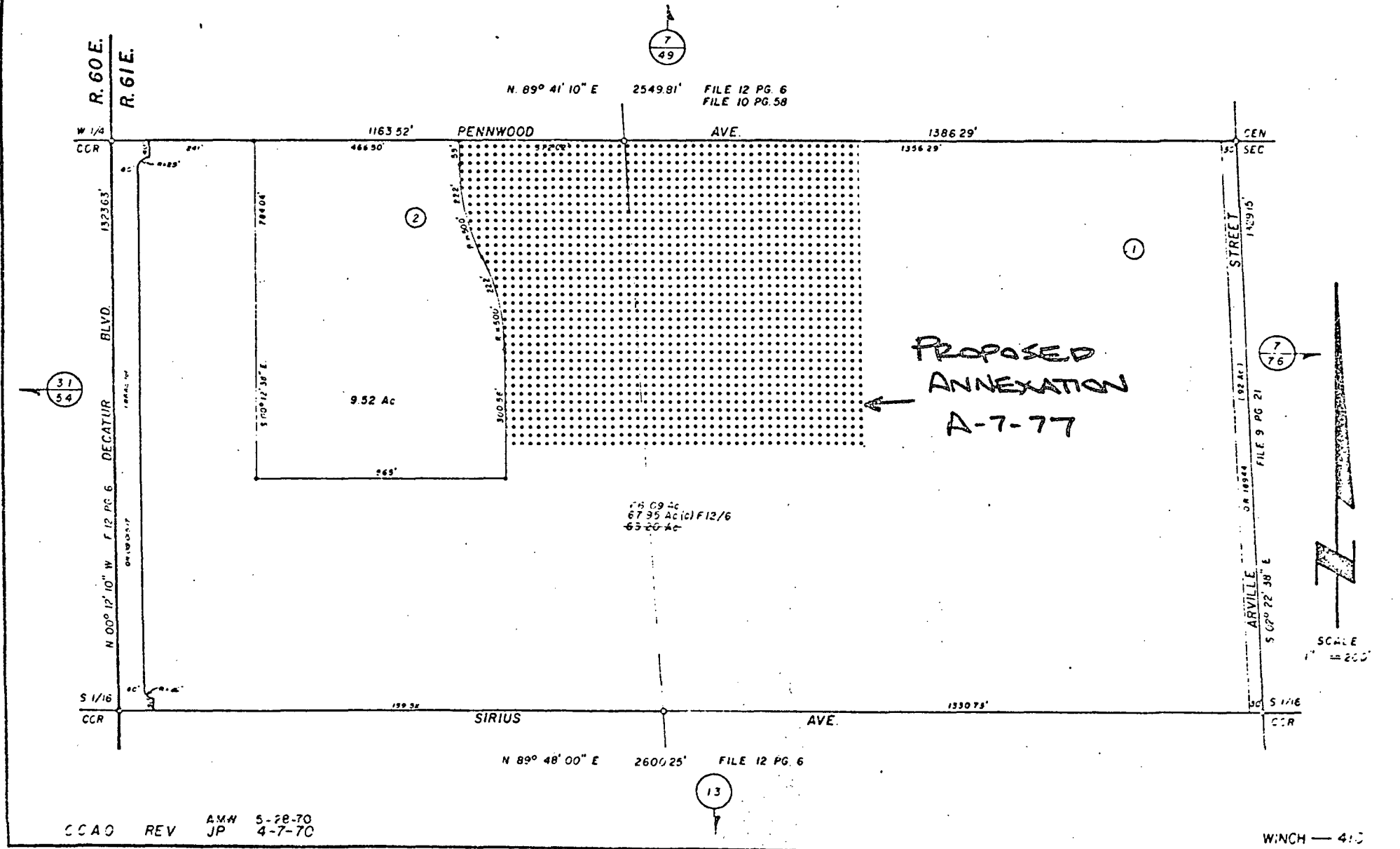


120-140

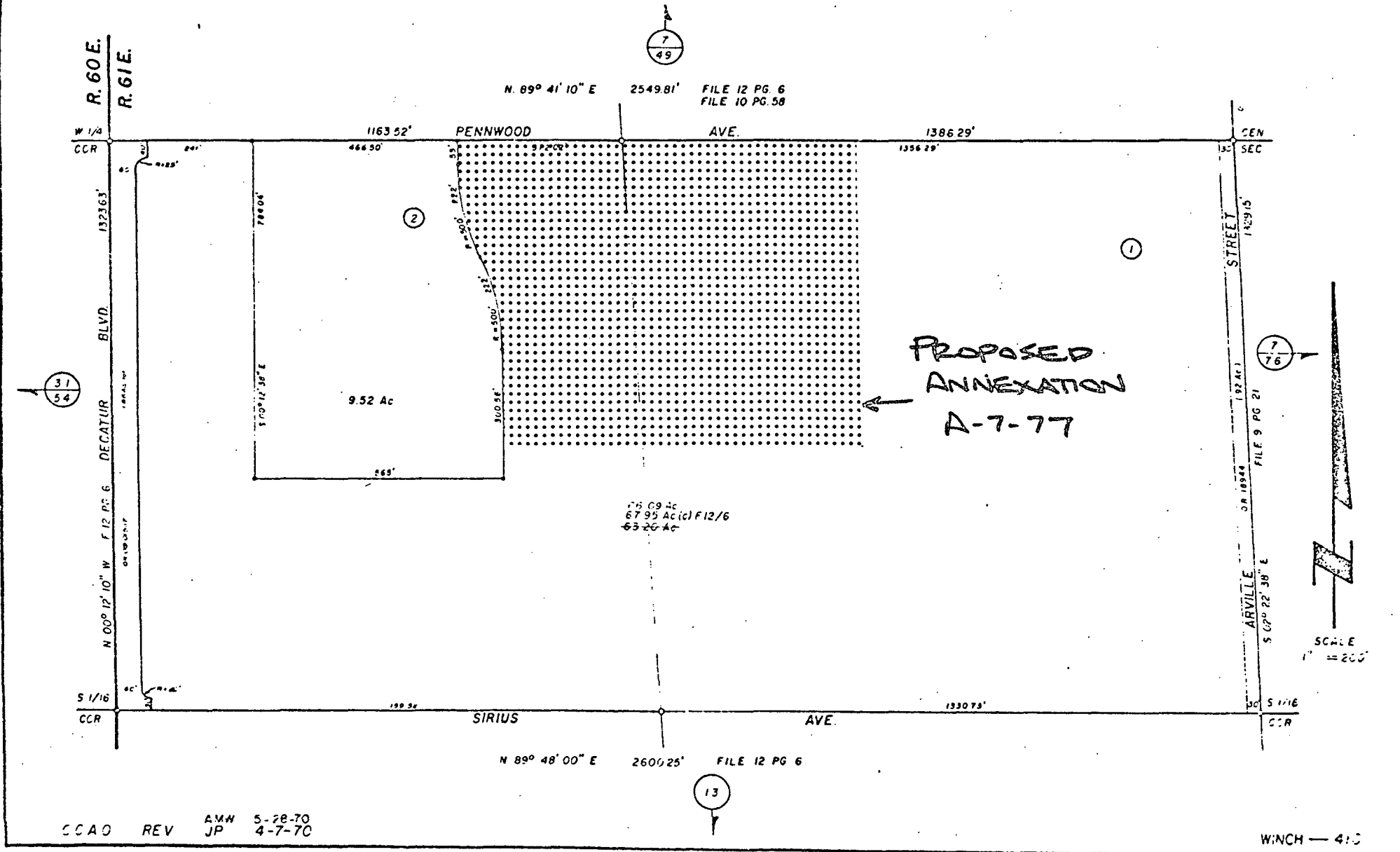


N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140

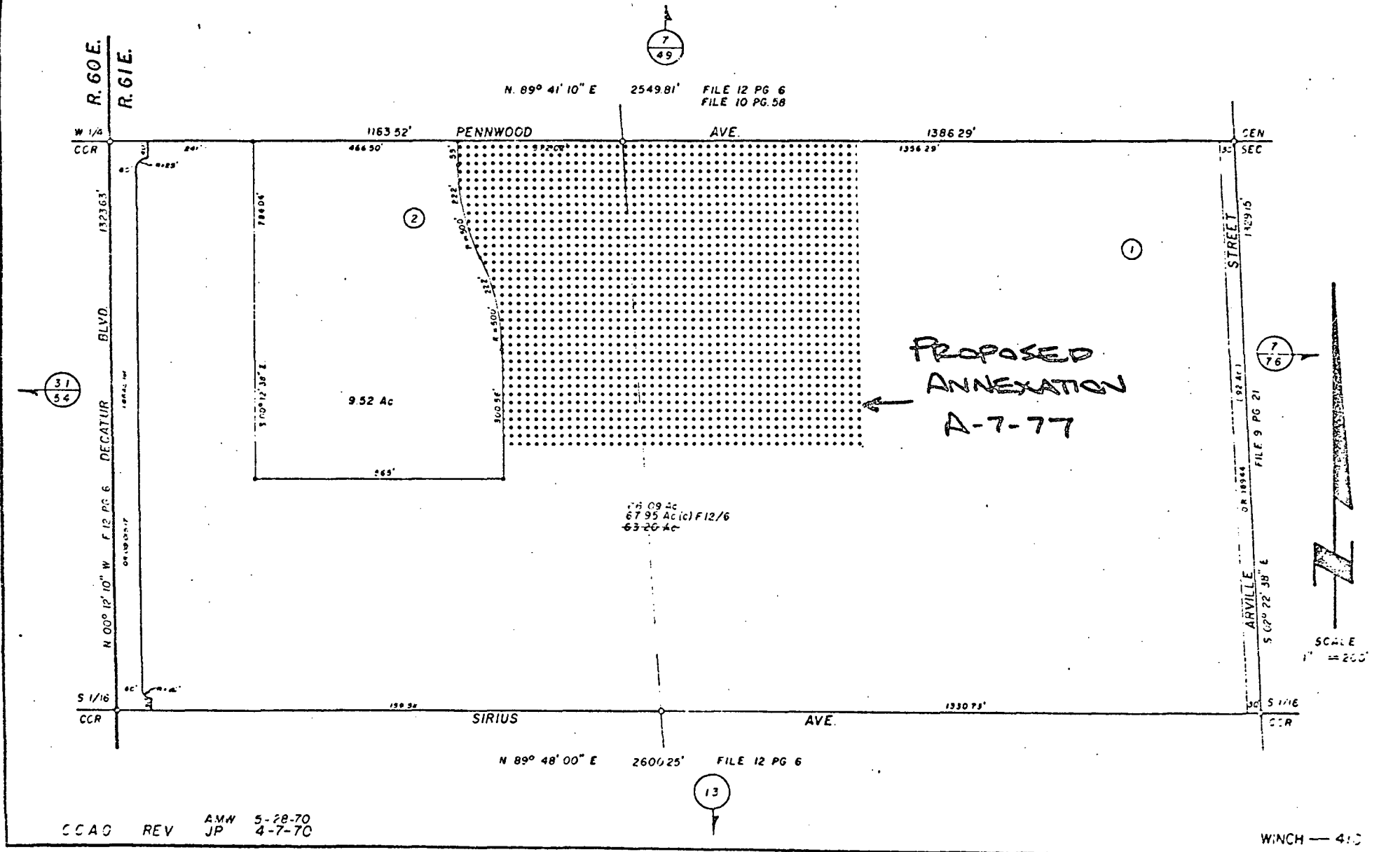


120-140



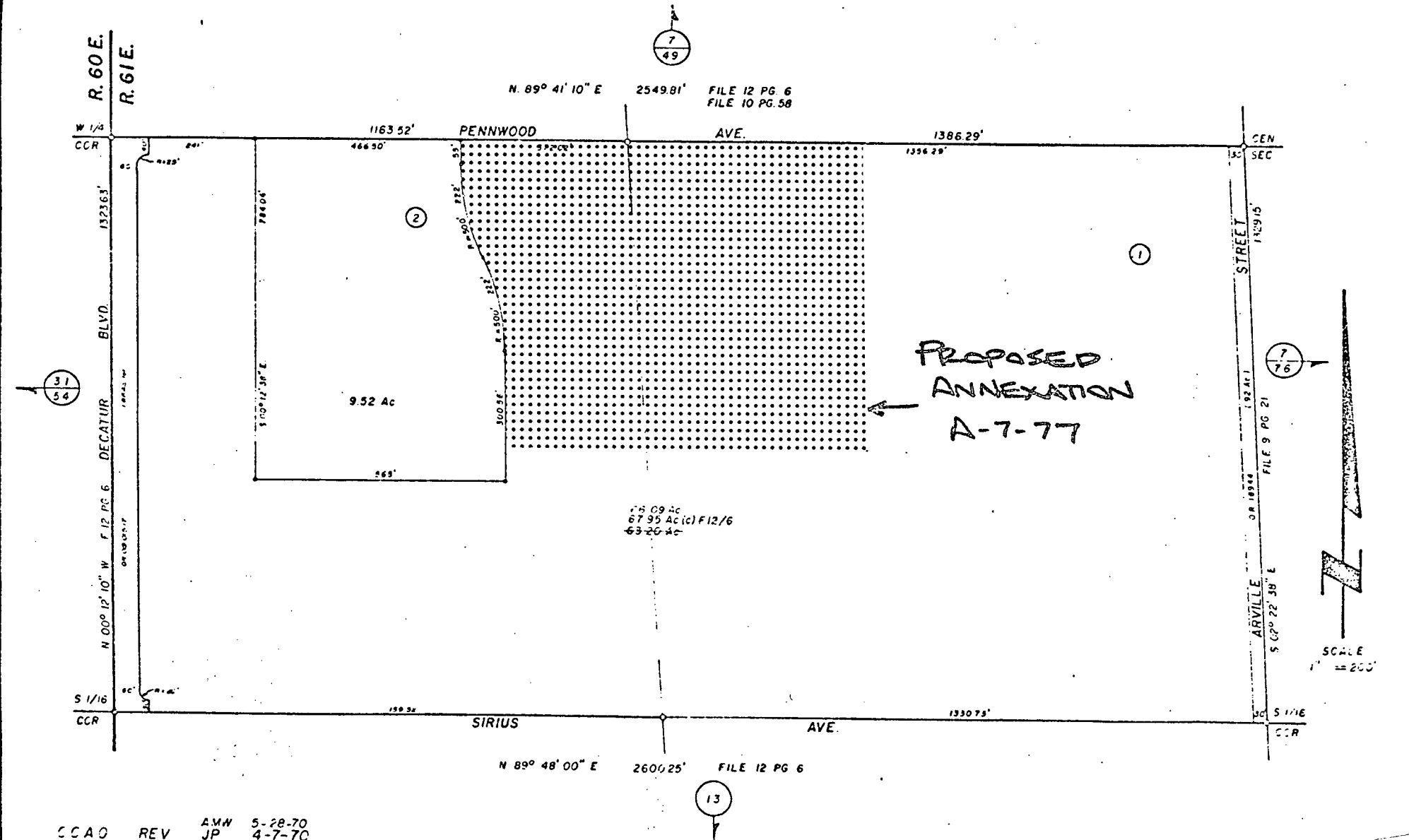
N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140



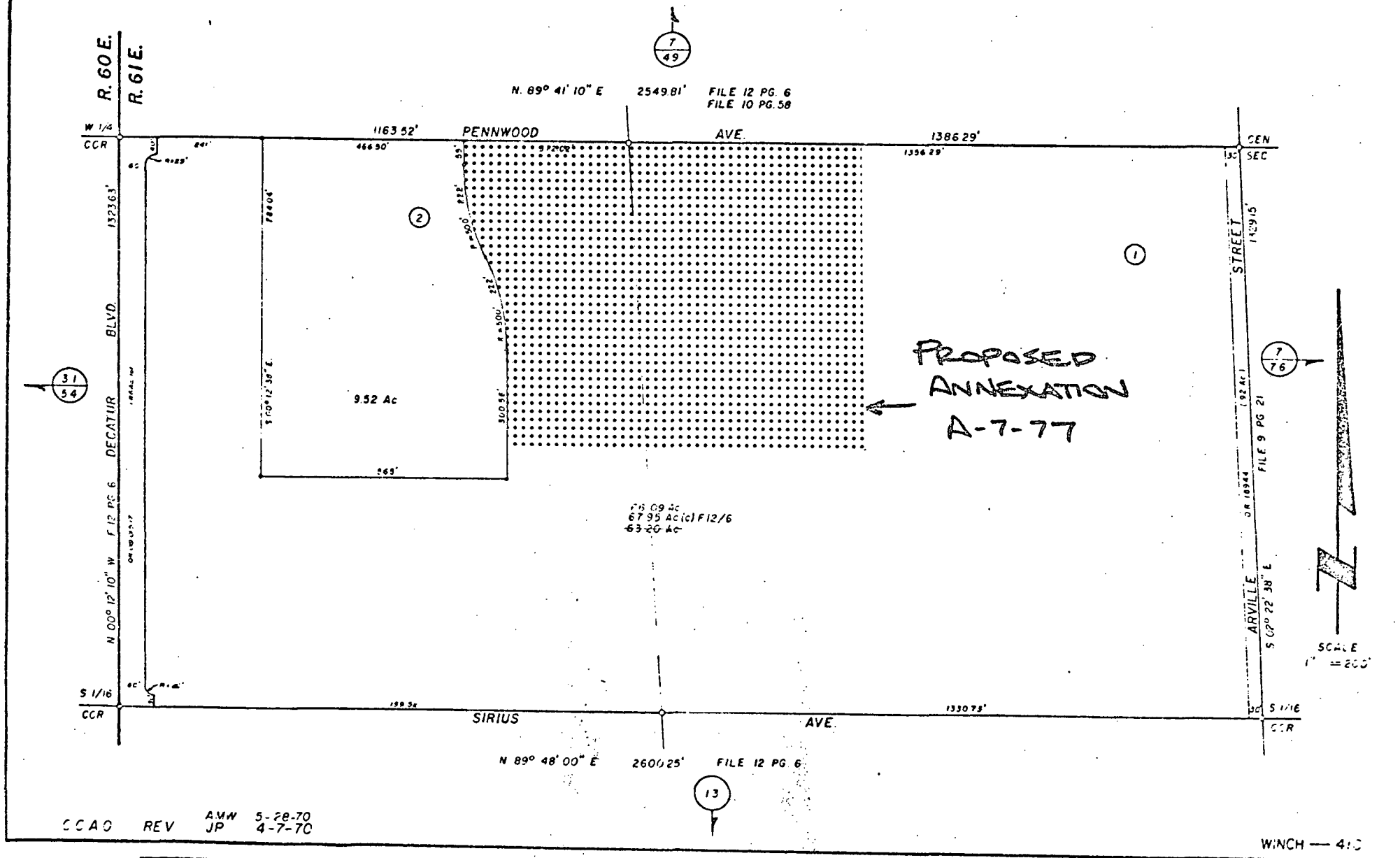
N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140



N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140



MINUTES

CITY PLANNING COMMISSION

JANUARY 24, 1978

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Vice Chairman Miller in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Vice Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel

ABSENT:

Dr. Parker

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of
Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Ira John Gardner, Planning Assistant
Linda A. McIntosh, Recording Secretary

LEGAL STAFF PRESENT:

Audrey Daines, Deputy City Attorney

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meetings held November 22, 1977 and December 8, 1977. Motion carried unanimously.

MINUTES:

January 12, 1978 Minutes - Item A-7-77 should read "NOES" Mr. Jones, and Motion for APPROVAL carried by a majority vote."

OLD BUSINESS:

1. Z-100-64 (101)

(Abeyance Item
from 1/12/78)

DENIED

PLOT PLAN REVIEW requested by ROTRAUT BEST to allow an apartment complex on property located at 818 South 4th Street, under Resolution of Intent to C-2.

MR. BROWN presented the staff report and indicated the location of the property in question. He said the proposal was for two 12-plex units facing on Fourth Street with five parking spaces. This is not the area for limited or no parking and a policy has been established that the parking should be on a one to one basis. The request is far from that and staff would recommend denial.

MR. JONES stated this had been held in abeyance until the City Commission and Planning Commission could determine what should be done about parking in the downtown area.

ROBERT BEST stated he was the husband of the applicant and the owner of the property at 818 South 4th Street. He said he felt this should be approved because of the need for housing in the downtown area. He added he was basing this on the fact that recent newspaper articles had referred to this and read these articles.

VICE CHAIRMAN MILLER asked how many parking places he intended to have.

MR. BEST said five were proposed as the people who would live there would not have transportation. He said further the apartments would be utilized by overflow traffic from the motels in the area at peak times.

VICE CHAIRMAN MILLER asked Mr. Best what he proposed to do if parking became a problem, what was his alternative.

MR. BEST said there would be no alternative, the people would be walking people.

VICE CHAIRMAN MILLER said he had no assurance of that.

MR. BEST said that was correct.

AGENDA

City of Las Vegas

February 1, 1978

Page 39

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "K" continued . . .

See Page 38

See Page 38

3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

L. USE REVIEW - CD-1-78 - PHYSICIANS SERVICES

Review to allow a medical supply outlet on property located at 2324A West Charleston Boulevard, C-D zone.

Planning Commission unanimously recommends APPROVAL subject to the following condition:

1. Conformance to code requirements and design standards of all City departments.

Approved as recommended by the Planning Commission
Lurie - Unanimous

Staff authorized to proceed
Clerk to notify

M. ANNEXATION REPORT - A-6-77 - D.A.P. Inc.

Report for Annexation of property generally located at the southeast corner of Decatur Boulevard and Pennwood Avenue.

Report Approved
No vote taken.
Commissioner Lurie objected to the report.

Staff authorized to proceed

N. ANNEXATION - A-7-77 - LINCOLN PROPERTY

Petition of Annexation for property generally located on the south side of Pennwood Avenue, between Decatur Boulevard and Arville Street containing approximately 12 acres of land.

Planning Commission recommends APPROVAL (6-yes, 1-no vote).

Denied
Christensen

Same as above

Comissioner Woofter voted no.

O. TENTATIVE MAP - LEWIS HOMES-SAHARA #5

Property generally located on the north side of O'Bannon Drive, west of Jones Boulevard R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
7.0+ acres - 26 lots.

Approved
Lurie - Unanimous

Same as above

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the
City Commission February 1, 1978 at 2:00 P.M. at which time
a date for public hearing would be set.

EW BUSINESS:

A-7-77

APPROVED

Petition of Annexation submitted by LINCOLN PROPERTY COMPANY
to annex property generally located on the south side of
Pennwood Avenue, between Decatur Boulevard and Arville Street
containing approximately 12 acres of land.

MR. NULL presented the staff report and stated that the
property in question was zoned County R-4 and that this fits
between the City's R-3 and R-4 zoning district. Staff recom-
mends approval.

CHAIRMAN PARKER asked if the owners of property to be
annexed asked to be annexed.

MR. NULL replied that they must ask for annexation; the
City cannot solicit them to be annexed.

MR. MILLER asked if the property had to come in under the
County zoning.

MR. NULL replied that it would receive the nearest compati-
ble City zoning.

MR. JONES asked what was meant with reference to the nearest
zoning.

MR. NULL replied it referred to the nearest density.

MRS. COLEMAN asked if the closest zoning would be R-3.

MR. NULL replied that it was.

The applicant was present, but remained sitting in the
audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-7-77.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the
City Commission on February 1, 1978 at 2:00 P.M.

VAC-22-77

APPROVED

Petition of Vacation submitted by MERLIN S. MURPHY, ET AL,
to vacate that portion of public right-of-way shown on
Mesquite Street and other rights-of-way on the original
plat of Fairview Tract located approximately 243 feet south
of the existing Mesquite Avenue between 10th and 11th
Streets.

MR. NULL presented the staff report and stated the property
in question is a triangular piece between 10th and 11th
Streets, south of Mesquite Avenue. He added there is a
possibility of an interchange at Maryland Parkway and the
Las Vegas Expressway. If the interchange is built, the
access ramp will, in all probability, cut off movement on
11th Street; therefore, it will be necessary to put some
kind of cul-de-sac or turn-around at the end of 11th Street.

January 13, 1978

Mr. Richard L. Fore
Lindoln Property Company
553 Pilgrim Drive
Foster City, CA. 94404

Re: A-7-77 ✓

Dear Mr. Fore:

Your Petition of Annexation to annex property generally located on the south side of Pennwood Avenue, between Decatur Boulevard and Arville Street containing approximately 12 acres of land was considered by the City Planning Commission on January 12, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL.

This item will be heard by the Board of City Commissioners on February 1, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

January 10, 1978

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

NED W. BARKER, ASSISTANT FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

A-7-77
LINCOLN PROPERTY COMPANY

Owners to participate in acquisition of fire hydrants as water lines
become available in the area.

NB/nc

CLARK COUNTY DEPARTMENT OF
ZONING AND COMPREHENSIVE PLANNING

CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

TELEPHONE
386-4011
EXT. 314

E. J. DOWNEY
DIRECTOR

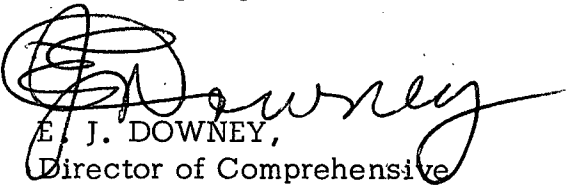
December 28, 1977

Don Saylor, Director
Department of Community
Planning & Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: ANNEXATION A-7-77

Dear Mr. Saylor:

The above referenced property for annexation is presently zoned R-4
(Multiple Family Residential District (High Density) which allows
25 units per gross acre.


E. J. DOWNEY,
Director of Comprehensive
Planning & Zoning

EJD:ph



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

December 22, 1977

Date

TO: PUBLIC SERVICES DEPARTMENT
FIRE DEPARTMENT
POLICE DEPARTMENT

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: ANNEXATION - A-7-77
LINCOLN PROPERTY COMPANY

COPIES TO:

Would you please provide your comments regarding the subject Annexation Petition for property generally located on the south side of Pennwood Avenue, east of Decatur Boulevard containing approximately 12 acres of land. This petition for annexation will be heard at the January 12, 1978, Planning Commission meeting so your comments would be appreciated as soon as possible.

Attached is a location map for your reference.

kt

Attachment

DEC 23 1977

ANNEXATION REPORT FORM

THE FOLLOWING INFORMATION IS NEEDED IN COMPLETING THE ANNEXATION REPORT.

SANITARY SEWERS AVAILABLE (LOCATION AND SIZE) 8" CLV main in Pennwood
along entire Pennwood frontage

STORM DRAINAGE:

NATURAL DRAINS (LOCATION AND DIRECTION OF FLOW) sheet flow south
and east across property

IMPROVED DRAINAGE CHANNELS (LOCATION AND SIZE) NONE

REQUIRED IMPROVEMENTS provide for continuation of natural
flows and street drainage on Pennwood

EASEMENTS (LOCATION AND SIZE) Possible power and Tele. on
North boundary

UTILITIES:

GAS LINES (LOCATION AND SIZE) 2" main in Pennwood 12' N. of
S. property line

WATER LINES (LOCATION AND SIZE) 8" main runs E-W on Pennwood
18' N. of E.

ELECTRIC POWER LINES (LOCATION AND SIZE) over head line on north
boundary

TELEPHONE LINES (LOCATION) over head line on north boundary
(joint-use N.P.C.)

STREETS:

EXISTING IMPROVEMENTS N. 1/2 Pennwood paved

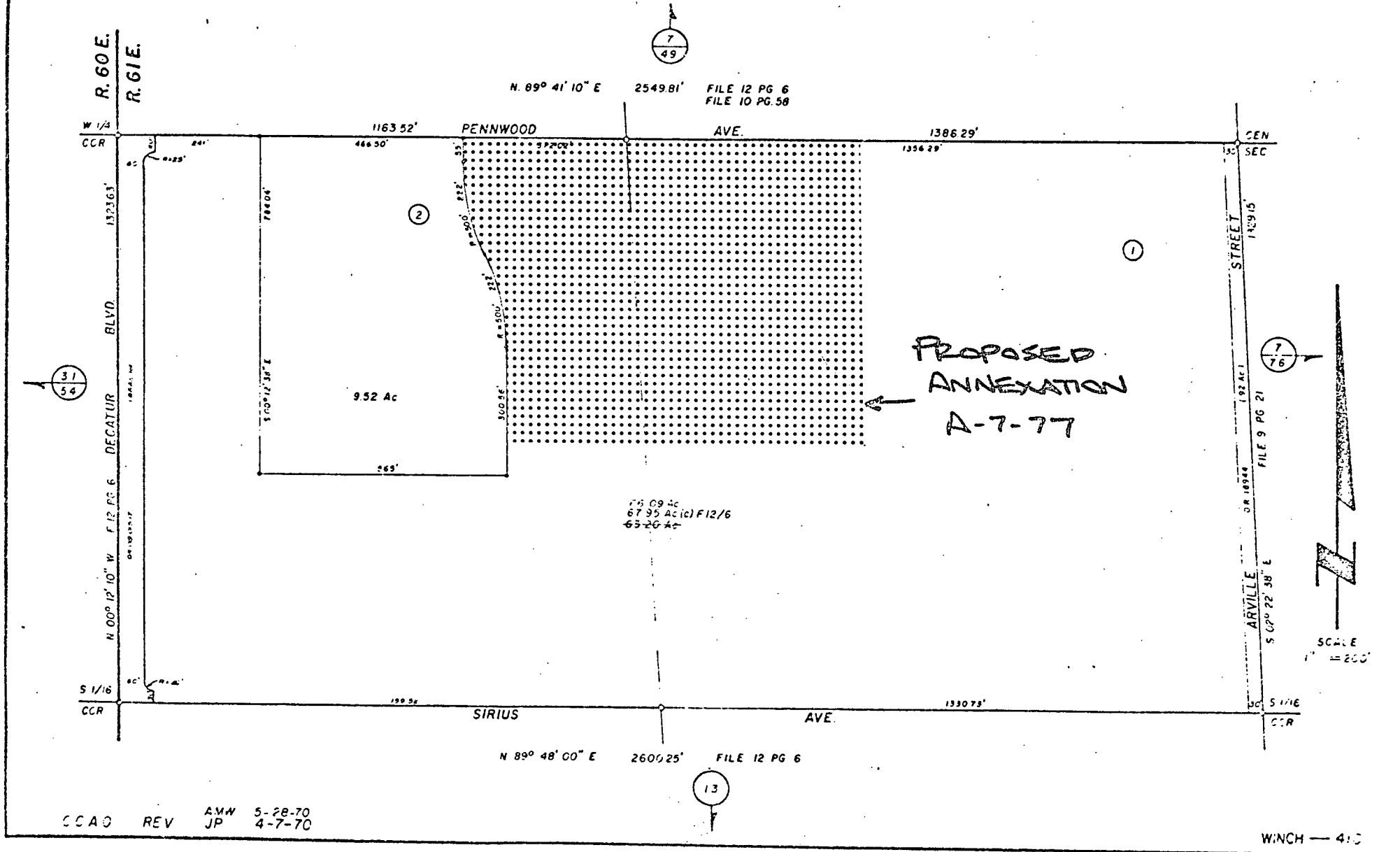
NECESSARY DEDICATION 40' Penwood.

NECESSARY IMPROVEMENTS Conc. C&G, sidewalk, half-street
paving on Pennwood to match existing. Street
lighting on Pennwood frontage.

OTHER PERTINENT INFORMATION

N² SW⁴ SEC. 7 T. 21S. R. 61E.

120-140



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

December 22, 1977

Date

TO: PUBLIC SERVICES DEPARTMENT FIRE DEPARTMENT POLICE DEPARTMENT	FROM: DON J. SAYLOR, AIP, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: ANNEXATION - A-7-77 LINCOLN PROPERTY COMPANY	COPIES TO:

Would you please provide your comments regarding the subject Annexation Petition for property generally located on the south side of Pennwood Avenue, east of Decatur Boulevard containing approximately 12 acres of land. This petition for annexation will be heard at the January 12, 1978, Planning Commission meeting so your comments would be appreciated as soon as possible.

Attached is a location map for your reference.

kt

Attachment

December 22, 1977

Mr. Jay Downey, Director
Clark County Planning & Zoning Department
Clark County Courthouse Annex
Las Vegas, Nevada 89101

Re: Annexation A-7-77

Dear Mr. Downey:

Would you please advise me of the present zoning for property generally located on the south side of Pennwood Avenue, east of Decatur Boulevard. The property in question contains approximately 12 acres of land. I am attaching a location map for your reference, and legal description.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

kt

Attachments

RECEIVED

DEC 19 8 45 AM '77

CITY CLERK

PETITION FOR ANNEXATION

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

and

BOARD OF COMMISSIONERS OF THE CITY OF
LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows, to-wit:

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW 1/4) of said Section 7; thence North 89°41'22" East along the North line of the Southwest Quarter (SW 1/4) of said Section 7 a distance of 791.50 feet to the Northeast corner of that particular parcel conveyed to the Clark County School District by Document No. 510461, recorded June 16, 1965, said point being the TRUE POINT OF BEGINNING; thence continuing North 89°41'22" East a distance of 888.71 feet; thence South 02°22'39" East a distance of 668.85 feet; thence South 89°44'42" West a distance of 815.76 feet to a point in the East property line of the aforementioned Clark County School District property; thence North 00°20'35" West along said East line of the School District property a distance of 183.08 feet to a point on a tangent curve concave to the Southwest having a radius of 500.00 feet; thence Northerly along the arc of said curve through a central angle of 25°26'22" an arc length of 222.00 feet to a point of reverse curve concave to the Northeast having a radius of 500.00 feet; thence Northerly along the arc of said curve through a central angle of 25°26'22" an arc length of 222.00 feet; thence North 00°18'38" West a distance of 55.00 feet to the TRUE POINT OF BEGINNING.

Respectfully submitted,

NAME

ADDRESS

Richard L. Fore Lincoln Property Co.

553

Pilgrim Dr. Foster City, CA 94404

Richard L. Fore Lincoln Property Co. - 553 Pilgrim Dr. - Foster City, CA
94404

A-7-77

K. PLOT PLAN REVIEW - Z-151-63 - ERNEST A. BECKER ENTERPRISES

Property located at the corner of Jones Boulevard and Clarice Avenue, ROI to C-1, to allow a Churches Fried Chicken.

This is a relatively routine request in connection with an existing commercial development. The request is to allow a fast food service. The Planning Commission recommends approval.

L. USE REVIEW - CD-1-78 - PHYSICIANS SERVICES

Request for a review to allow a medical supply outlet on property located at 2324A West Charleston Boulevard, C-D zone.

This is a request for permission to allow as a permitted use in a C-D zone, a medical supply outlet. It is my understanding that the materials handled will be small items and they would be sold to members of the medical profession. The Planning Commission recommends approval.

M. ANNEXATION REPORT - A-6-77 - D.A.P. INC.

Report for Annexation of property generally located at the southeast corner of Decatur Boulevard and Pennwood Avenue, containing approximately 4.7 acres of land.

This is a procedural step and consists of the filing of a report which I will summarize to you at the Commission meeting. The report sets forth information concerning City services, etc. At the time you first considered this annexation, it was brought out that they wanted the annexation to utilize City sewer services even though Sanitation District facilities were available. The County facility does not have adequate capacity, and we have been assured by Public Services that the City facility does have adequate capacity.

N. ANNEXATION - A-7-77 - LINCOLN PROPERTY

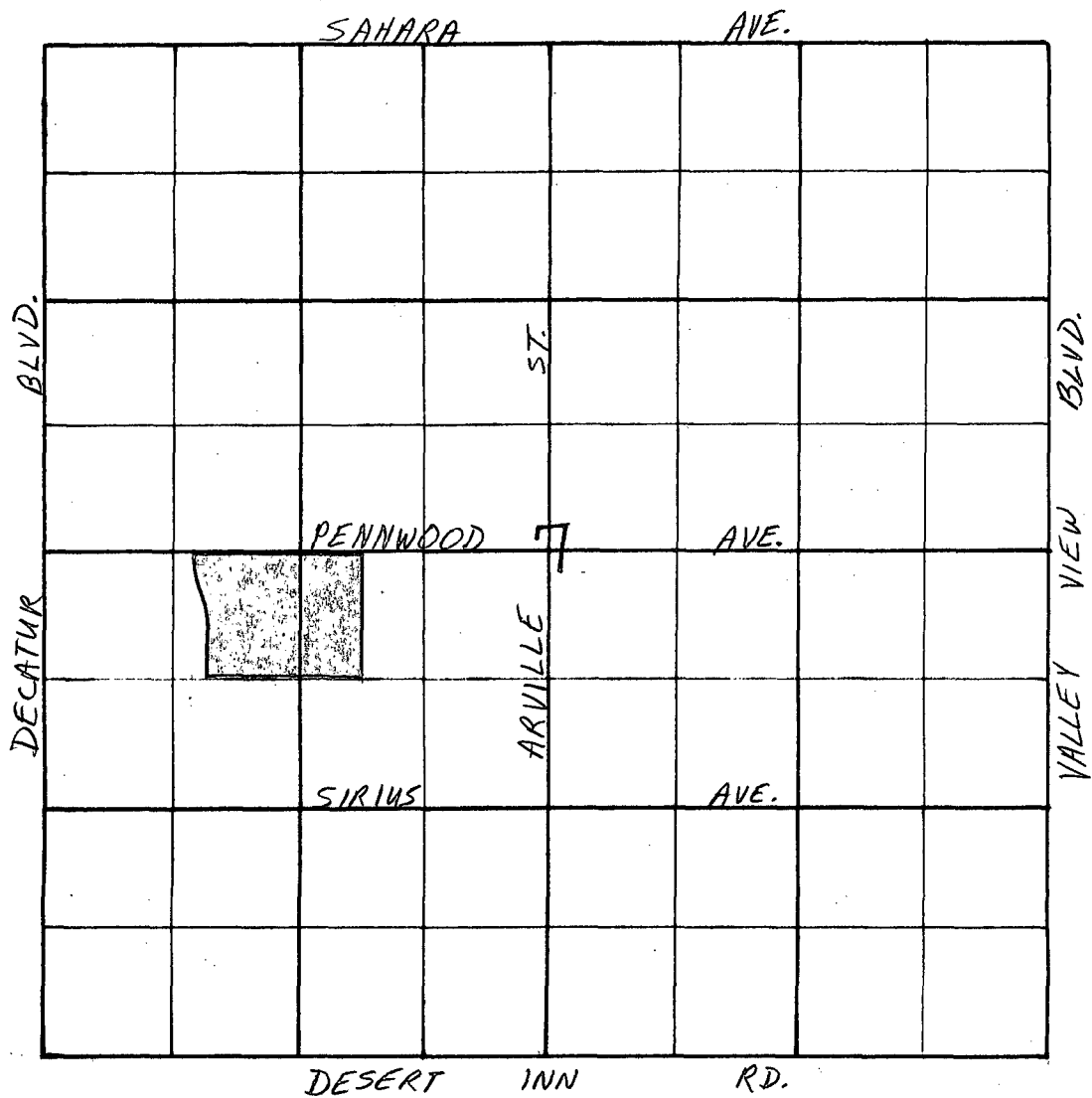
Petition of Annexation for property generally located on the south side of Pennwood Avenue, between Decatur Boulevard and Arville Street containing approximately 12 acres of land.

This is the first step in the proposed annexation of this property located in close proximity to the property involved in Item "M". The County zoning on this property is R-4 and it would come into the City at R-3.

O. TENTATIVE MAP - LEWIS HOMES-SAHARA #5

Property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-1 zone. Owner/Subdivider: Lewis Homes of Nevada. 7.0+ acres, 26 lots.

Everything is in order on this Tentative Map and the Planning Commission recommends approval.



APPROVED _____ 197____
EFFECTIVE DATE _____ 197____

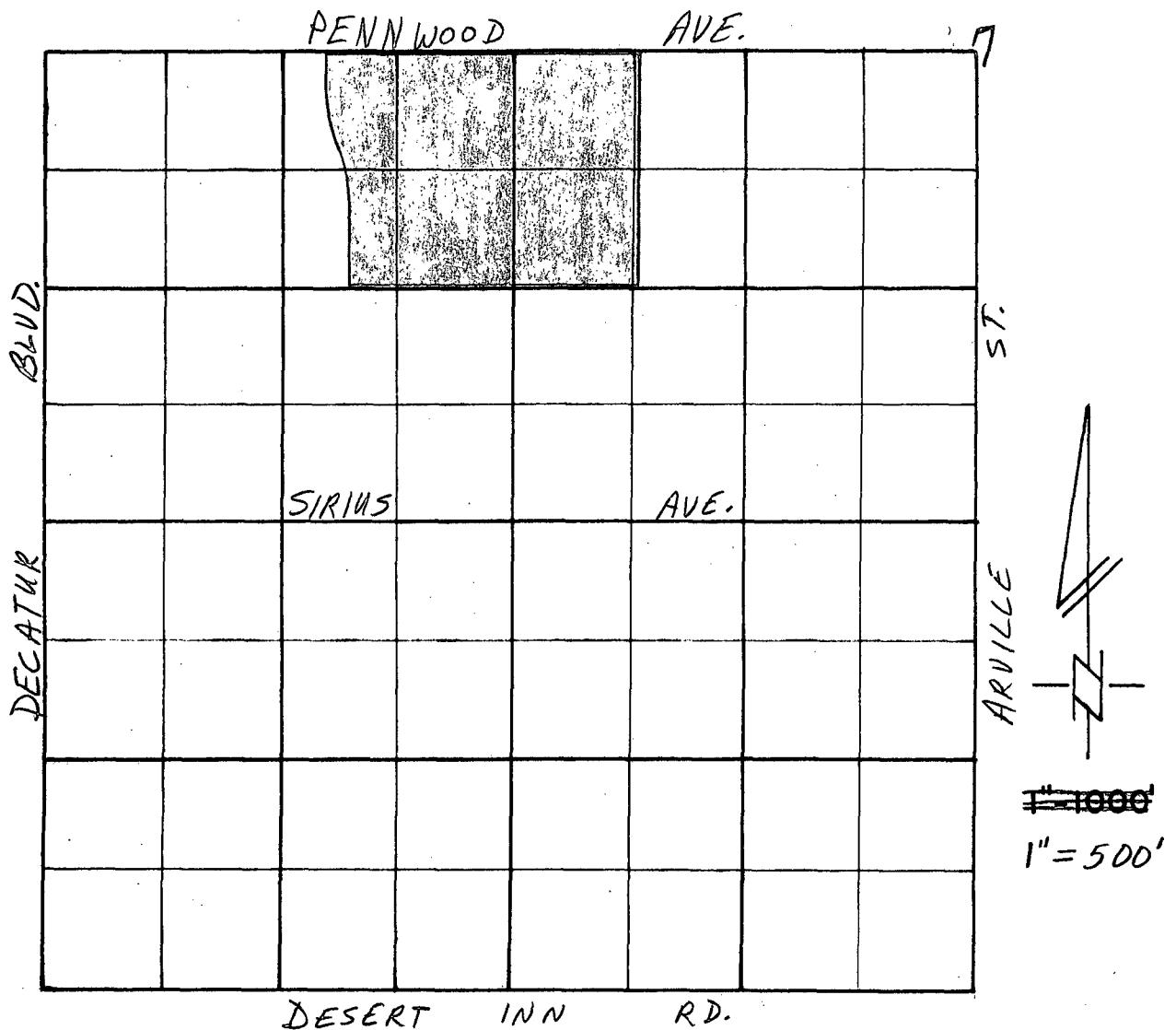
SECTION 7
RANGE 61
TOWNSHIP 21

ORD. _____

A-7-77

12.1 AC.

R-4



APPROVED _____ 197____
EFFECTIVE DATE _____ 197____

SECTION ^{SW 1/4} 7 _____
RANGE 61 _____
TOWNSHIP 21 _____

ORD. _____

A-7-77

12.1 AC.