

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0008-55

APN

Location SAN FRANCISCO AVE & BOULDER HWY

Applicant DICKERSON & MACK

Subject

ANNEXATION OF A PARCEL APPROX 1500 FT LONG BY 300
FT DEEP ALONG THE BOULDER HWY IN SCETION 1 T21S
R61E



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.

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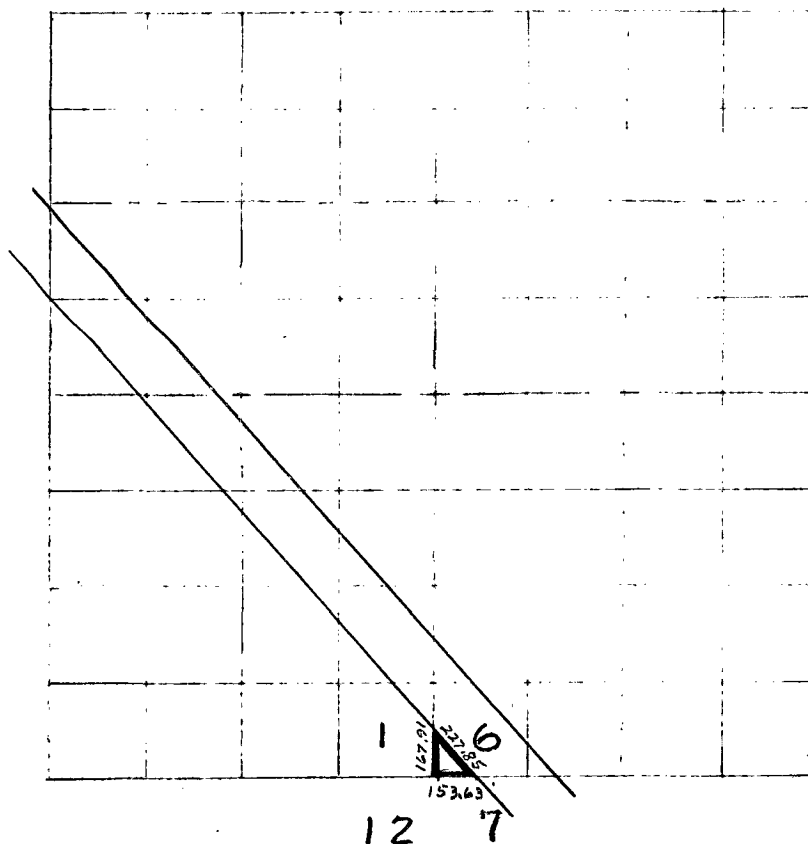
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SECTION 1 , TWP. 21 SOUTH, RANGE 61 EAST,
M. D. B. & M.



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

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.

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copy

TO: THE CHIEF AND BOARD OF COMMISSIONERS 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 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 $42^{\circ}27'03''$ West along the West right-of-way line of U. S. Highway 93-95-466, a distance of 227.85 feet to a point on the West line of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 6, thence South $0^{\circ}01'21''$ West along the aforementioned West line, a distance of 167.91 to the true point of beginning.

Provided however that this annexation does not deprive the Petitioners herein to erect a Gas Station on the aforementioned parcel as proposed and attached hereto as agreed to by the County Planning Board, with a maximum of twelve foot set back.

Paul B. Dickinson
Fern Dickinson

Las Vegas, Nevada

January 31, 1955

TO: THE MAYOR AND BOARD OF COMMISSIONERS 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:

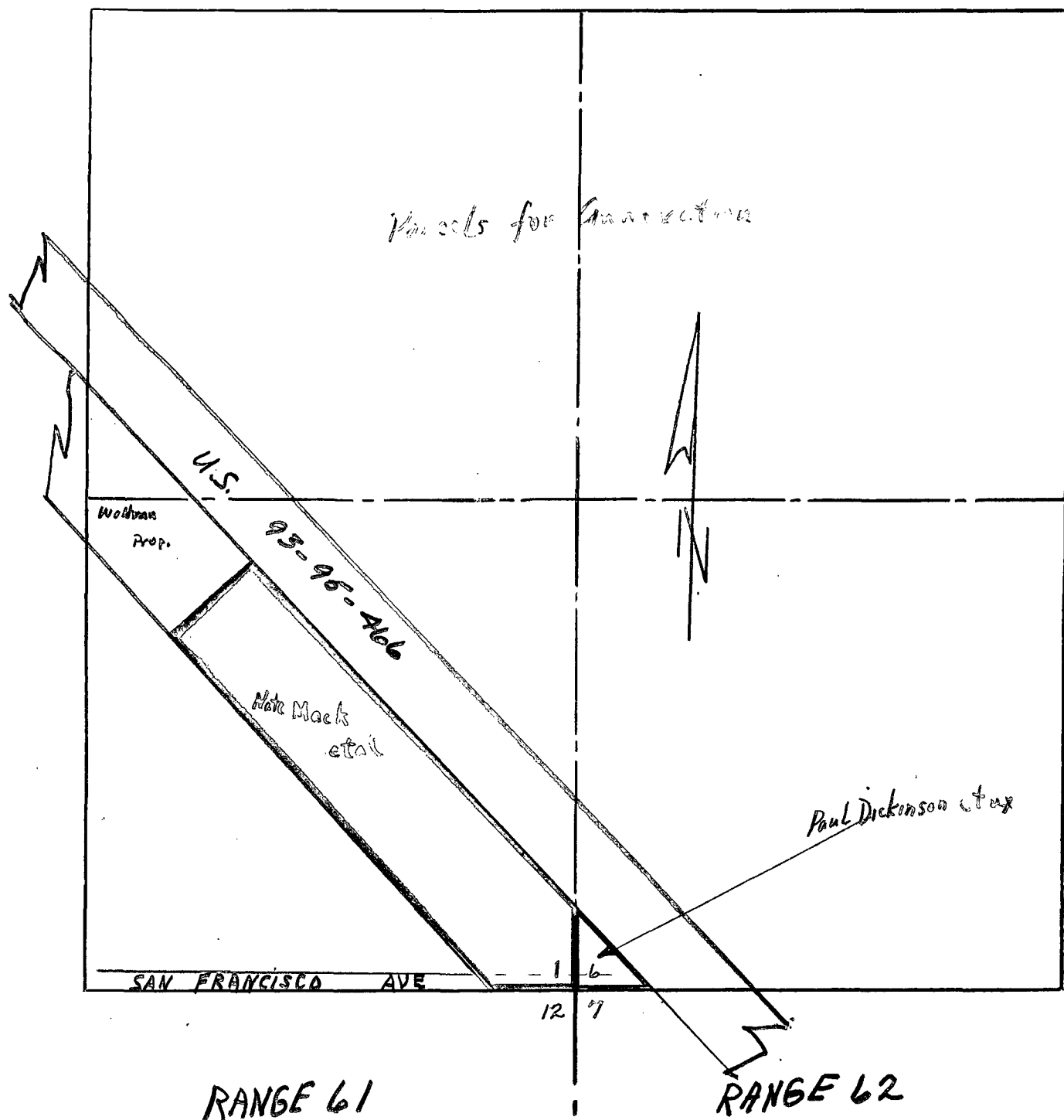
COMMENCING at the common corner of Sections 1 and 12, Township 21 South, Range 61 East, and Sections 6 and 7, Township 21 South, Range 62 East, M.D.B.&M. said point being a point on the center line of San Francisco Avenue, the true point of beginning; Thence South $89^{\circ}53'11''$ East along the South 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 $42^{\circ}27'03''$ 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, 1953, 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 $42^{\circ}26'59''$ 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 $88^{\circ}52'04''$ East along the South line of Section 1, Township 21 South, Range 61 East, a distance of 248.74 feet to the true point of beginning, save 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 OF LAS VEGAS, NEVADA



Section { 1-21-61 - Mack
 6-21-62 - Dickinson
 Township
 Range
 Grantor

Date 5-26-55
 Scale
 Recorded
 Inst. No.