

Planning & Development Department
Scanning Cover Sheet

Case No A-22-62

APN N/A

Location SAN FRANCISCO & ARVILLE

Applicant Langson and Allen

Subject

Proposal for Annexation



At the time of annexation to the City of Las Vegas, Nevada,
the following described land was zoned 1-RE ~~2-RE~~ 2-R-E ✓
_____ according to the records of the Clark County Planning
Commission.

¹ (The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Northeast
Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section 7, Township
21 South, Range 61 East, MDB&M. ²

Clark County Planning Commission

Murray G. Hoyt / ZB-11

Director of Planning

Date of Annexation January 24, 1963 Ordinance Number 1025

A 22

File A-22-62

March 11, 1963

Mr. Ted Neisch
County Assessor's Office
Court House
Las Vegas, Nevada

Dear Mr. Neisch:

This office has been advised that the real property generally south of Sahara and west of Arville, annexed to the City, has not been entered as a part of the City on the basis of a ruling by the District Court covering a portion of the property.

The ruling referred to had no effect on the annexation as the City thereafter took no further action on the realty described in the case before the Court, but later on annexed an area which was different by description and we therefore request that the said annexation area as described in the ordinance be placed on the records.

If further question arises on this matter, we request that you obtain a ruling from the office of the District Attorney.

Very truly yours,

/s/ Sidney R. Whitmore

SIDNEY R. WHITMORE
CITY ATTORNEY

SRW:ml

cc: Don Saylor, Director of Planning

March 8, 1963

City Attorney

Director of Planning

A-22-62
Langson and Allen

This is in reference to the property generally located South of Sahara and West of Arville, which was recently annexed to the City. You will remember that the first annexation action on this property was withdrawn by the City and a new one submitted, which contained additional property sought to be annexed and the procedure has been completed.

I have been advised that Mr. Ted Neisch, who is employed in the Mapping Section of the County Assessors Office, has refused to enter this on the Assessors Rolls as being part of the City of Las Vegas on the basis of the court order issued against the first annexation which, in his opinion, prohibited any further annexation action.

Will you please have someone from your office check this matter out.

DON J. SAYLOR

DJS:omc

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: January 28, 1963

To: LAS VEGAS REVIEW-JOURNAL

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 1025

Please publish the attached ORDINANCE NO. 1025

January 29, 1963 and February 5, 1963
(dates)

and send me 3 copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)

Acting City Clerk

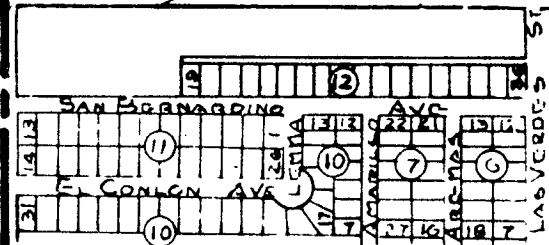
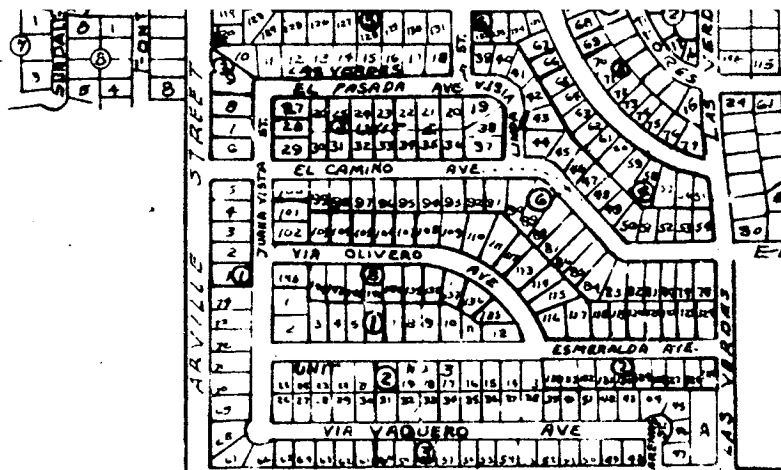
cc - Director of Finance

cc - City Attorney - on Ordinances only

✓ cc - Planning

LOT VII

N



CITY LIMITS
COUNTY P 1

A-22-63

ORDINANCE NO. 1025

AN ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS; DECLARING SAID TERRITORY AND INHABITANTS TO BE ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES; ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the Board of Commissioners of the City of Las Vegas has from time to time received requests from the owners of taxable property in the unincorporated town of Winchester to annex certain portions of the said unincorporated town to the City of Las Vegas; and

WHEREAS, Nevada Revised Statutes, Section 269.020 provides that such annexations may be made to incorporated cities under certain conditions; and

WHEREAS, the Board of County Commissioners of Clark County, Nevada, on the 8th day of July, 1958, adopted County Ordinance No. 97 providing the method of procedure for the annexation to incorporated cities of territory located in unincorporated cities; and

WHEREAS, the Board of Commissioners of the City of Las Vegas, by a Resolution passed on the 14th day of November, 1962, notified the Board of County Commissioners, pursuant to Ordinance No. 97, that the Board of City Commissioners intended to circulate petitions among the owners of taxable property to determine if they desired their properties to be annexed to the City of Las Vegas; and

WHEREAS, the owners of the majority of the taxable property, as well as the majority of the property owners of the hereinafter described area, have petitioned the Board of Commissioners for annexation to the City of Las Vegas; and

WHEREAS, the Board feels that all of the conditions and requirements of Nevada Revised Statutes, the Las Vegas City Charter, as well as County Ordinance No. 97, have been complied with and that the said property is adjacent and contiguous to the limits of the City of Las Vegas and consists of more than sixty (60) acres, and should be annexed to the City of Las Vegas.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to Petitions duly presented to the Board of Commissioners of the City of Las Vegas, signed by a majority of the freeholders, as well as the owners of a majority of the taxable property in the area containing the hereinafter described parcel of real property requesting the Board of Commissioners of the City of Las Vegas to annex to and make a part of the City of Las Vegas, the hereinafter described parcel of real property, the exterior boundaries of the City of Las Vegas are hereby extended to annex to, and include therein, the following described parcel of real property, to wit:

The South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), and the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section 7, Township 21 South, Range 61 East, M.D.B.&M.

TOGETHER with the tenements, property and inhabitants within said parcel of real property is hereby declared to be a part of the City of Las Vegas.

SECTION 2. Said parcel of real property, together with the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Las Vegas.

SECTION 3. The Director of Public Works of the City of Las Vegas is hereby instructed to prepare a plat of said territory described in Section 1 of this Ordinance and to file the same for record in the Office of the County Recorder of Clark County, Nevada.

/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Sigrid Dodgson
SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was read by title to the Board of Commissioners on the 16th day of January, 1963, which was a special meeting of said Board, and referred to the following committee composed of Commissioners Mirabelli and Fountain for recommendation; thereafter the said committee reported favorably on said ordinance on the 24th day of January, 1963, which was a Recessed meeting of said Board; that at said Recessed meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Mirabelli and Whipple; and
Mayor Gragson

VOTING "NAY": None ABSENT: Commissioners Fountain and Levy

/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Sigrid Dodgson
SIGRID DODGSON, Acting City Clerk

R E S O L U T I O N

WHEREAS, an investigation has been made as to the possible annexation to the City of Las Vegas of certain areas in the Unincorporated Town of Winchester in Clark County, Nevada; and

WHEREAS, the majority of the property owners as well as the owners of the majority of the taxable property of said area which consists of more than sixty (60) acres have indicated a desire for annexation; and

WHEREAS, the City Planning Commission of the City of Las Vegas has recommended the annexation of the hereinafter described property to the City of Las Vegas; and

WHEREAS, the Board of Commissioners feels that said area may be annexed and that said annexation will be in the public interest; and

WHEREAS, Ordinance No. 97 of the County of Clark provides that, prior to circulating a petition to annex, sixty (60) days notice of intention to annex must be given to the Board of County Commissioners; and

WHEREAS, the Board of City Commissioners, upon petition now filed by said property owners, intends this Resolution to be a notice to the Board of County Commissioners of the intention to annex to the City of Las Vegas the hereinafter described property consisting of more than sixty (60) acres adjacent and contiguous to the limits of the City of Las Vegas, and located in the Unincorporated Town of Winchester, all as provided by NRS 269.020, the Charter of the City of Las Vegas, and County Ordinance No. 97.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas at a regular meeting thereof held on the 14th day of November, 1962, that the Board of County Commissioners be and they hereby are notified that a petition to annex the hereinafter described property to the City of Las Vegas

1 has been received and accepted by the City of Las Vegas.

2 That the said property sought to be annexed is located in
3 the Unincorporated Town of Winchester, Clark County, Nevada; con-
4 sists of approximately 120 acres; is adjacent and contiguous to
5 the boundaries of the City of Las Vegas; and it is particularly
6 described as follows:

7 The South One-half (S½) of the Northwest One-
8 Quarter (NW¼) and the Northeast One-Quarter
9 (NE¼) of the Northwest One-Quarter (NW¼) of
10 Section 7, Township 21 South, Range 61 East,
11 M.D.B.&M.

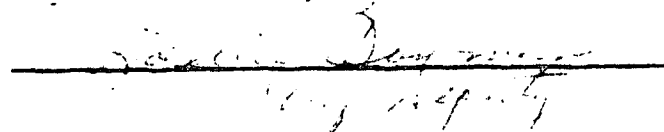
12 BE IT FURTHER RESOLVED that a certified copy of this
13 Resolution be forwarded immediately to the Chairman of the Board
14 of County Commissioners of Clark County, Nevada.

15 PASSED, ADOPTED AND APPROVED this 14th day of November,
16 1962.

17
18 
19 ORAN K. GRAGSON Mayor

19 ATTEST

20 
21 Shirley Hodges, Acting City Clerk

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27 Receipt of a copy of the foregoing
28 Resolution acknowledged this 15th
29 day of November, 1962.
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preparing a request to the Board of County Commissioners to change the boundaries to exclude this property.

Commissioner Mirabelli moved that the petition of Levinson and Robinson (A-20-62) to annex approximately 17.21 acres generally located on the northeast corner of Tonopah Highway and Smoke Ranch Road be APPROVED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

ANNEXATION
A-21-62

Approved

ANNEXATION (A-21-62) - PETITION OF RANDONO AND SCHULL to annex to the City approximately 35 acres generally located north of Vegas Drive and east of Tonopah Highway, legally described as follows:

A portion of the South Half (S-1/2) of Section 20,
Township 20 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor: This is in Las Vegas Township, and the Water District has stated that if the Bond Issue is passed, they will furnish water. The Planning Department recommended approval.

Commissioner Whipple moved that the petition of Randono and Schull (A-21-62) to annex to the City approximately 35 acres generally located north of Vegas Drive and east of Tonopah Highway be APPROVED.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

ANNEXATION
A-22-62

Approved

Resolution of
intent to annex
adopted.

ANNEXATION (A-22-62) - PETITION OF LANGSON AND ALLEN to annex to the City approximately 120 acres generally located south of San Francisco and west of Arville, legally described as follows:

The South Half (S-1/2) of the Northwest Quarter (NW-1/4)
and the Northeast Quarter (NE-1/4) of the Northwest Quarter
(NW-1/4) of Section 7, Township 21 South, Range 61 East,
MDB&M.

Director of Planning, Donald J. Saylor, stated that the Planning Commission recommended approval.

Commissioner Mirabelli moved that the petition of Langson and Allen (A-22-62) to annex to the City approximately 120 acres generally located south of San Francisco and west of Arville, be APPROVED.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

Deputy City Attorney, George F. Ogilvie, Jr.: Your Honor, this property is located within the unincorporated town of Winchester and necessitates that 60 days notice of intent to annex be given to County Commissioners. May I read the resolution on this at this time?

Permission was granted, and Deputy City Attorney, George F. Ogilvie, Jr. read the following resolution:

" WHEREAS, an investigation has been made as to the possible annexation to the City of Las Vegas of certain areas in the Unincorporated Town of Winchester in Clark County, Nevada; and

" WHEREAS, the majority of the property owners as well as the owners of the majority of the taxable property of said area which consists of more than sixty (60) acres have indicated a desire for annexation; and

" WHEREAS, the City Planning Commission of the City of Las Vegas has recommended the annexation of the hereinafter described property to the City of Las Vegas; and

" WHEREAS, the Board of Commissioners feels that said area may be annexed and that said annexation will be in the public interest; and

" WHEREAS, Ordinance No. 97 of the County of Clark provides that, prior to circulating a petition to annex, sixty (60) days notice of intention to annex must be given to the Board of County Commissioners; and

" WHEREAS, the Board of City Commissioners, upon petition now filed by said property owners, intends this Resolution to be a notice to the Board of County Commissioners of the intention to annex to the City of Las Vegas the hereinafter described property consisting of more than sixty (60) acres adjacent and contiguous to the limits of the City of Las Vegas, and located in the Unincorporated Town of Winchester, all as provided by NRS 269.020, the Charter of the City of Las Vegas, and County Ordinance No. 97.

" NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas at a regular meeting thereof held on the 14th day of November, 1962, that the Board of County Commissioners be and they hereby are notified that a petition to annex the hereinafter described property to the City of Las Vegas has been received and accepted by the City of Las Vegas.

" That the said property sought to be annexed is located in the Unincorporated Town of Winchester, Clark County, Nevada; consists of approximately 120 acres; is adjacent and contiguous to the boundaries of the City of Las Vegas; and it is particularly described as follows:

The South One-half (S-1/2) of the Northwest One-Quarter (NW-1/4) and the Northeast One-Quarter (NE-1/4) of the Northwest One-Quarter (NW-1/4) of Section 7, Township 21 South, Range 61 East, M. D. B. & M.

" BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded immediately to the Chairman of the Board of County Commissioners of Clark County, Nevada."

Commissioner Whipple moved that the foregoing resolution of intent to annex be ADOPTED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye; noes, none.

USE PERMIT
U-38-62

Denied

USE PERMIT (U-38-62). - APPLICATION OF IRVING AND IDA DEVINE to construct a gasoline service station on property generally located on the northeast corner of West Charleston Boulevard and Rancho Road, Realignment, in Land Use Zone C-1, legally described as follows:

The north 290 feet of the south 330 feet of the east 118.7 feet of the West Half (W-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor: You will recall that some time ago this island of property was rezoned, and as part of the rezoning, there was an agreement filed by many of the property owners that they would develop this in conformity with an over-all plan. However, Mr. Devine was not one of the property owners in agreement with that proposition, and he has now filed this application for a use permit. The Board of Zoning Adjustment has recommended denial, stating that they had no objection to a service station on this corner, but since we do not have an over-all development on this property, their only position was to recommend denial. We are quite alarmed by the prospect that if we allow this particular use permit, we may then have to allow the other property owners to come in with a development on their own individual properties, ending up in a hodge-podge of commercial, which would be of no benefit to anyone. It is my understanding that an over-all development plan of this area may be forthcoming relatively soon. Without this, the Board of Zoning Adjustment's recommendation of denial will stand.

Mayor Gragson asked if anyone wanted to be heard on this matter.

Mr. Walters: I live right next to the property in question. I have two agreements -- one which we turned in voluntarily when we requested the zoning, and one that we were requested to elaborate on just before you acted on the zoning, asking us or telling us that we all had to develop this as one group. We have an over-all development coming up, which is going to be a splendid and big development, but there is no place for a service station on it.

Mayor Gragson stated that he had received a call from the Devines' attorney, who stated that they would have no objection if their application were denied.

Commissioner Mirabelli moved that the application of Irving and Ida Devine (U-38-62) to construct a gasoline service station on property generally located on the northeast corner of West Charleston Boulevard and Rancho Road, Realignment, in Land Use Zone C-1, be DENIED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye, noes, none.

TO: City Clerk

DATE: Nov. 9, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON Nov. 14, 1962

ANNEXATION -- A- 22-62

Petition of LANGSON AND ALLEN,

to annex to the City property legally described as: **the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ and
the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sect. 7, T21S, R61E, NDEEN.**

generally located: **S of San Francisco and W of Arville.**

comprising approximately 120 acres.

Planning Commission recommends: **Approval**

CC: Attorney
jm

3-62

PLANNING DEPARTMENT

BY: _____

8. A-22-62
Approved

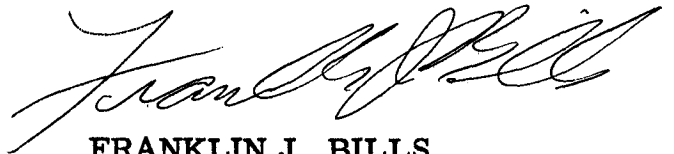
Petition of LANGSON AND ALLEN for annexation to the City of Las Vegas.

Mr. Bills gave the staff report stating that this parcel is located south of San Francisco and west of Arville. Staff recommends approval.

After discussion, Mr. Mirabelli moved that the petition of LANGSON AND ALLEN for annexation to the City of Las Vegas be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

ADJOURNMENT:

Upon motion duly made and seconded the Special Meeting of the City Planning Commission adjourned at 4:45 P. M.



FRANKLIN J. BILLS
Secretary

October 25, 1962

City Clerk

Asst. Planning Director

Petition - Langson, Allen and Crane
A-22-62

Attached is original petition - A-22-62 - Langson, Allen and Crane - for the annexation of property.

DON J. SAYLOR
Asst. Planning Director

DJS:mfr
Attachment

October 15, 1962

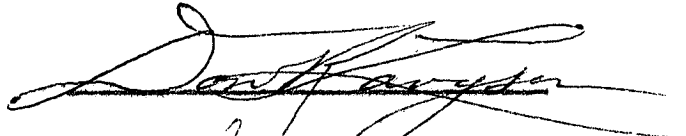
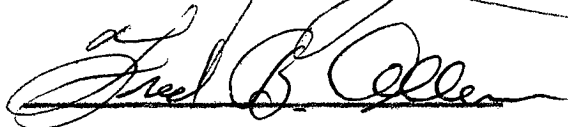
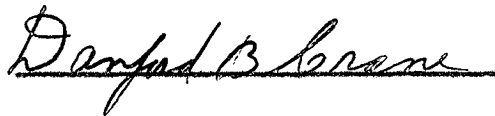
Honorable Mayor and Board of City Commissioners
City of Las Vegas, Nevada

Attention: Don Saylor-Planning Department

Gentlemen:

The undersigned, as freeholders of the following described property, do hereby petition for said property to be annexed to the City of Las Vegas, Nevada:

S 1/2 of the NW 1/4 and the NE 1/4 of the NW 1/4
Section 7, T21S, R61E, MDB&M, Clark County Nevada

October 15, 1962

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

Attention: Don Saylor-Planning Department

Gentlemen:

The undersigned, as freeholders of the following described property, do hereby petition for said property to be annexed to the City of Las Vegas, Nevada:

S 1/2 of the NW 1/4 and the NE 1/4 of the NW 1/4
Section 7, T21S, R61E, MDB&M, Clark County Nevada

