

**Planning & Development Department
Scanning Cover Sheet**

Case No U-6-58

APN

Location SWC OAKY BLVD & WESTERN AVE

Applicant DAN H PLUNKETT & EDWARD J BARRICK

Subject

USE PERMIT TO CONSTRUCT & MAINTAIN A BUILDING
TO HOUSE THE ADMINISTRATIVE OFFICES AND LABS
FOR THE ATOMIC ENERGY COMMISSION IN M-1 & R-1
ZONES.



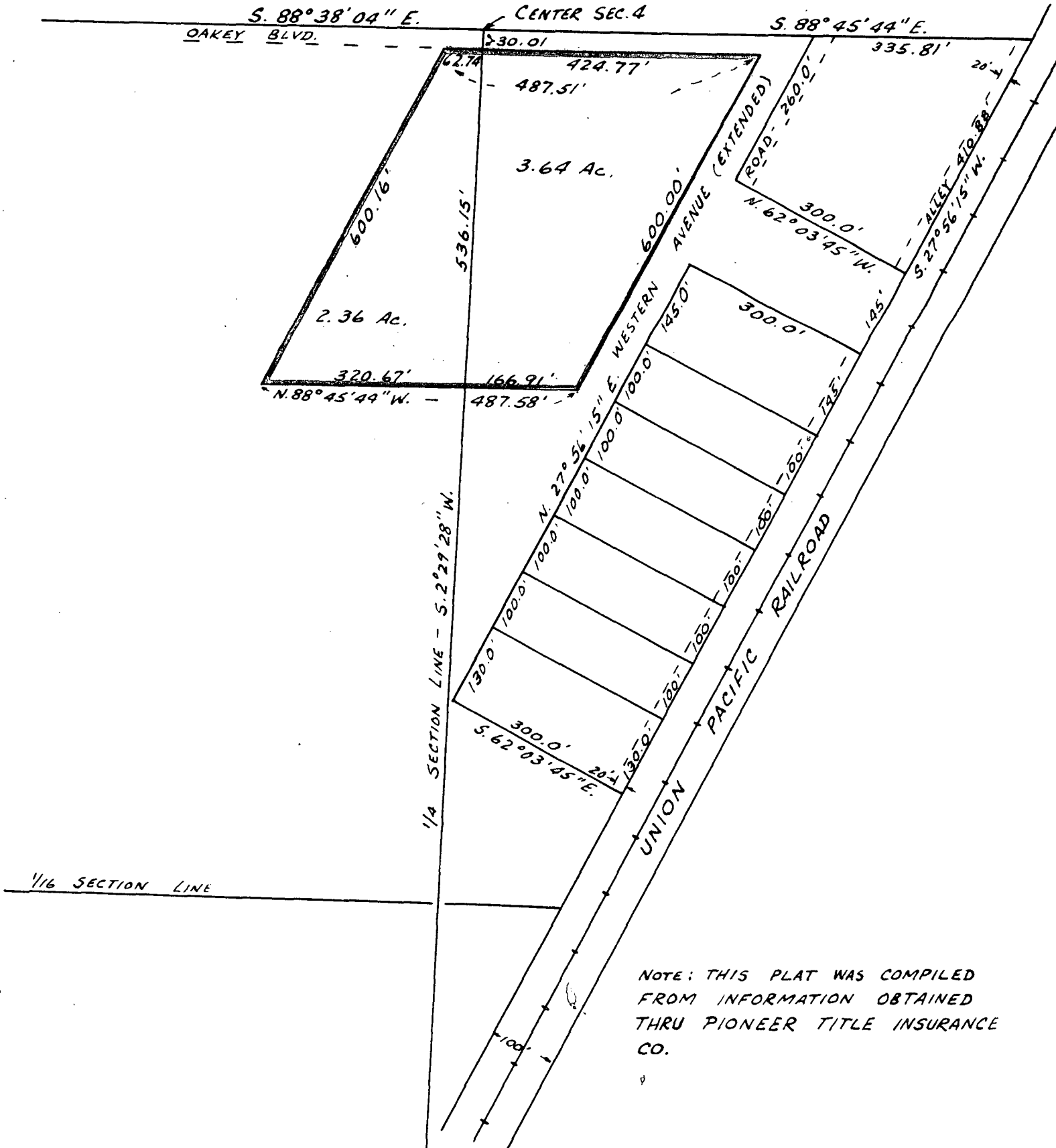


INDUSTRIAL - Port. Sec. 4, T.21S., R.61E.
 OAKLEY BLVD. WEST OF R.R. - SOUTH
 1/8 MILE

135 SOUTH FOURTH STREET AT CARSON

TELEPHONE DUDLEY 2-1750

LAS VEGAS, NEVADA



NOTE: THIS PLAT WAS COMPILED FROM INFORMATION OBTAINED THRU PIONEER TITLE INSURANCE CO.

FEBRUARY 1958

PLAT K-15

SCALE 1" = 200'

All information furnished concerning property for sale or lease has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefor, and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal from the market without notice.



R E F E R R A L

BOARD OF COMMISSIONERS

TO: **PLANNING COMMISSION**

DATE: 4-18-58

At the 4-16-58 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT (U-6-58) - Appeal of property owners of the approval of the Use Permit of Dan H. Plunkett and Edward J. Barrick to construct an AEC building on a six acre plot generally located at the southwest corner of Oakey Blvd. and Western Avenue denied, and Use Permit approved.

Documents Attached:



City Clerk

COMPLETE & RETURN TO CITY MANAGER'S OFFICE BY: Information--acknowledge

TO: A. H. KENNEDY, City Manager

DATE: April 22, 1958

FROM: Director of Planning

Please note that the action on the above is as follows:

Above information hereby acknowledged.

Documents Attached:

Department Head

Action approved by City Manager _____

(Date)

NO. 2--4/16/58

City Manager

File
JP



April 17, 1958

Messrs Dan H. Plunkett and
Edward J. Barrick
148 1/2 South 7th Street
Las Vegas, Nevada

Re: USE PERMIT U-6-58

Gentlemen:

At a regular meeting of the Board of Commissioners held April 16, 1958, a public hearing was held on the appeal of property owners of the approval of your application for Use Permit to construct an Atomic Energy Commission building on a six acre plot generally located at the southwest corner of Cahey Boulevard and Western Avenue.

At the aforementioned meeting, the appeal was denied, and your Use Permit was approved, subject to the conditions stipulated when this permit was originally granted on March 28th. These conditions are as follows:

1. If you are not the successful bidders for the construction of the Atomic Energy Commission building, the land shall revert back to its original use.
2. That this construction must commence within six months.
3. That the west line of the area covered by this Use Permit shall be the east line of the Freeway.
4. That before you stake out the building you shall receive approval from the State Highway Department that the building does not fall within the right-of-way of the Freeway.

Messrs Plunkett & Barrick

-2-

April 17, 1958

3. That you shall enter into an agreement for the installation of off-site improvements, and post a bond to cover these improvements.

Very truly yours,

Shirley Lodwick
City Clerk

S

cc: Planning
Public Works
Building

Las Vegas, Nevada
April 16, 1958

A regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada held this 16th day of April, 1958 was called to order at the hour of 7:30 P.M. by His Honor Mayor Baker with the following members present:

Mayor	C.D. Baker
Commissioner	Wendell Bunker
Commissioner	E.W. Fountain
Commissioner	Harris P. Sharp
Commissioner	Reed Whipple
City Manager	A.H. Kennedy
Adm. Assistant	Robert F. Boos
City Attorney	Howard W. Cannon
Planning Director	Franklin J. Bills
Director of Public Works	Richard P. Sauer
Works Engineer	V.B. Uehling
City Clerk	Shirley Lodwick

USE PERMIT - U-6-58
Appeal
Public Hearing

This being the time set for the public hearing on the appeal of property owners of the approval of the Use Permit application of Dan H. Plunkett and Edward J. Barrick to construct an Atomic Energy Commission building on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue, His Honor asked if there was any one present who wished to speak at this time.

Mr. John Yoxem appeared and stated that at the last meeting with the State Highway Department it was his understanding that the location of the freeway would not be definite for about six weeks. Mr. Yoxem was advised that this referred to the inter-change at San Francisco Avenue.

Mr. John McNamee also appeared in protest to this Use Permit.

Commissioner Whipple moved that no action be taken on this matter, and the public hearing be recessed until May 7, 1958.

Mr. Herbert Jones, attorney for the applicant appeared and advised the Commission that the bid for the construction of the AEC building will probably be awarded on May 2nd, and unless they have this use permit their bid will not be considered.

Thereafter, Commissioner Whipple withdrew his motion.

Commissioner Sharp moved the appeal be denied on the basis that no new evidence has been presented, and that the application of Dan H. Plunkett and Edward J. Barrick for a use permit to construct an Atomic Energy Commission building on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue be allowed, subject to the conditions stipulated at the meeting of March 28, 1958. Motion seconded by Commissioner Whipple and carried.

Mayor Baker announced that this was the continuation of the public hearing on Improvement District No. 200-20 for the installation of sewer in the alley of Block 6, Boulder Dam Homesite Addition Tract No. 4.

IMPROVEMENT DISTRICT
NO. 200-20

4-16-58
Page 1

R E F E R R A L

BOARD OF COMMISSIONERS

TO: **PLANNING DEPARTMENT**

DATE: **4-7-58**

At the 4-2-58 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT (U-6-58) - Public Hearing on the appeal of the approval of the Use Permit application of Dan H. Plunkett and Edward J. Barrick to construct an AEC building on a six acre plot at the southwest corner of Oakey Boulevard and Western Avenue set for April 16, 1958.

Documents Attached:

Henry Lovell
City Clerk

COMPLETE & RETURN TO CITY MANAGER'S OFFICE BY: Information--acknowledge.

TO: **A. H. KENNEDY, City Manager**

DATE: **4/8/58**

FROM: **Director of Planning**

Please note that the action on the above is as follows:

Above information hereby acknowledged.

Documents Attached:

Department Head

Action approved by City Manager _____

(Date)

NO. 38--4/2/58

City Manager

CITY OF LAS VEGAS, NEVADA

Office of the City Clerk

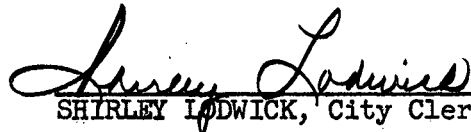
April 3, 1958

N O T I C E

NOTICE IS HEREBY GIVEN that on Wednesday, the 16th day of April, 1958, at 7:30 P.M., in the Council Chambers of the City Hall of the City of Las Vegas, corner of North 5th and Stewart Streets, the Board of Commissioners of said City will hold a public hearing on the appeal of the granting of the following application for Use Permit:

U-6-58 - Application of Dan H. Plunkett and Edward J. Barrick for a use permit to construct and maintain a building to house the administrative offices and laboratories for the Atomic Energy Commission on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue.

NOTICE IS FURTHER GIVEN, that after such public hearing and at such meeting, the Board of Commissioners may make a final decision on this matter. All persons interested are hereby requested to attend this meeting.


SHIRLEY LODWICK, City Clerk

U-6-58

Commissioner Sharp moved a warrant to the Credit Union in the amount of \$13,303.86 be approved, and the Comptroller and Treasurer authorized to issue this warrant.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

MINUTES

Commissioner Whipple moved the Minutes of March 19 and 28, 1958 be approved by reference and the Minutes of March 26th be corrected to show that Mr. Louis Coniglio have no managerial position in the gaming of the Silver Palace, and these minutes approved by reference as amended, and the Mayor and Clerk authorized to sign same.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

USE PERMIT - U-6-58 Plunkett & Barrick Appeal

Public Hearing Set

The Commission considered the appeal of property owners on the granting of the Use Permit to Dan H. Plunkett and Edward J. Barrick to construct an Atomic Energy Commission building on a six acre plot at the southwest corner of Oakey Boulevard and Western Avenue.

Commissioner Sharp moved a public hearing be held on this appeal on April 16, 1958 at 7:30 P.M.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

SALARY INCREASES

Commissioner Whipple moved the following meritorious salary increases as recommended by the Civil Service Board of Trustees and the City Manager, be approved.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>STEP</u>	<u>SCHEDULE</u>	<u>DOLLARS</u>
Hawkins, R.O.	Attorney	4-5	33	703-743
Elder, Henry T.	Building	3-4	25	426-450
Norried, Lena	"	2-3	16	244-258
Kaercher, Lillian	City Clerk	2-3	22	341-360
Jones, Harry L.	City Hall	4-5	15	258-273
Harper, Lea L.	Engineering	3-4	23	381-403
Stay, Clinton	"	2-3	25	403-426
Foster, Minnie	Finance	4-5	17	288-305
Opolka, Christine	"	2-3	17	258-273
Whitman, Zelda	"	3-4	20	322-341
Cribbs, John W.	Fire	2-3	23	360-381
Dillehunt, Richard	"	4-5	25	450-476
Freeman, Curtis F.	"	2-3	23	360-381
Hardy, Ronald	"	2-3	23	360-381
James, Hobert	"	2-3	23	360-381
La'Mae, Howard	"	2-3	23	360-381
Robarts, Ralph	"	2-3	23	360-381
Turner, Travis	"	4-5	23	403-426
Wood, LaGrand	"	4-5	25	450-476

Las Vegas, Nevada
March 28, 1958

A recessed regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada held this 28th day of March, 1958 was called to order at the hour of 7:00 P.M. by His Honor Mayor Baker with the following members present:

Mayor	C. D. Baker
Commissioner	Wendell Bunker
Commissioner	E. W. Fountain
Commissioner	Harris P. Sharp
Commissioner	Reed Whipple
City Manager	A. H. Kennedy
Adm. Assistant	Robert F. Boos
Asst. City Atty	Ralston O. Hawkins
City Clerk	Shirley Lodwick

Absent: City Attorney Howard W. Cannon

USE PERMIT U-6-58
Plunkett & Barrick

Mayor Baker announced that this was the time set for the continuation of the hearing on the application of Dan H. Plunkett and Edward J. Barrick for a use permit to construct and maintain a building to house the administrative offices and laboratories for the Atomic Energy Commission on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue.

The Mayor asked Mr. Otis Wright of the State Highway Department to present the map showing the proposed location of the freeway. Mr. Wright presented the map and held discussion with the protestants who were present. Mr. Wright stated that this Use Permit would in no way affect the location of the freeway.

Commissioner Sharp moved the application of Dan H. Plunkett and Edward J. Barrick for a Use Permit be approved, and the west line of the Use Permit be the east line of the freeway, and before the building is staked out that the applicant receive approval of the State Highway Department that it does not fall within the right-of-way of the freeway; further that this use permit be approved subject to the following conditions:

- 1) If the applicants are not the successful bidders for the construction of the A.E.C. building, that the land revert back to its original use.
- 2) That this construction must commence within six months.

and that the following resolution be adopted:

IT IS HEREBY RESOLVED by the Board of Commissioners of the City of Las Vegas at a recessed regular meeting held on the 28th day of March, 1958, that the application of Dan H. Plunkett and Edward J. Barrick for a use permit to construct and maintain a building to house the administrative offices and laboratories for the Atomic Energy Commission on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue, be and the same hereby is approved subject to the following conditions:

1. If the applicants are not the successful bidders for the construction of the Atomic Energy Commission building, the land shall revert back to its original use.
2. That this construction must commence within six months.
3. That the west line of the area covered by this Use Permit shall be the east line of the Freeway.
4. That before the applicants stake out the building they shall receive approval from the State Highway Department that the building does not fall within the right-of-way of the Freeway.
5. That the applicants enter into an agreement for the installation of off-site improvements, and post a bond to cover these improvements.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

At this time the protestants of this use permit presented a petition appealing the granting of this use permit.

There being no further business to come before the Board, at the hour of 7:45 P.M. Commissioner Bunker moved this meeting adjourn.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

ATTEST:

APPROVED:

City Clerk

Mayor

R E F E R R A L

BOARD OF COMMISSIONERS

TO: **PLANNING DEPARTMENT**

DATE: **3-20-58**

At the 3-19-58 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT (U-6-58) - Application of Dan H. Plunkett and Edward J. Barrick to construct a building for the AEC on a six acre plot at the southwest corner of Oakey Boulevard and Western Avenue continued until a meeting can be held with the State Highway Department concerning the location of the proposed free-way.

Documents Attached:

Pauline L. Ladd

City Clerk

COMPLETE & RETURN TO CITY MANAGER'S OFFICE BY: Information--acknowledge.

TO: A. H. KENNEDY, City Manager

DATE: 3/24/58

FROM: Director of Planning

Please note that the action on the above is as follows:

Above information hereby acknowledged.

Documents Attached:

Department Head

Action approved by City Manager _____

(Date)

NO. 6--3/19/58

City Manager

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Sharp and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor Baker.

USE PERMIT - U-2-58
Ernest & Floriene
Atchley

Mr. Kennedy stated that there is a sewer problem in connection with the application of Ernest and Floriene Atchley for a use permit to operate a day nursery at 515 Shadow. He advised the Commission that the Engineering Department has been in contact with the applicant, but they do not have the solution at this time and requested that the matter be held until next meeting.

Commissioner Sharp moved the application of Ernest and Floriene Atchley for a use permit to operate a day nursery at 515 Shadow be continued until the next regular meeting on April 2, 1958.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Sharp and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor Baker.

USE PERMIT - U-6-58
Plunkett & Barrick

Associate Planner David Kennedy presented the application of Dan H. Plunkett and Edward J. Barrick for a use permit to construct and maintain a building to house the administrative offices and laboratories for the Atomic Energy Commission on a six acre plot generally located at the southwest corner of Oakley Boulevard and Western Avenue. Mr. Kennedy advised the Commission that the Board of Zoning Adjustment had recommended that this application be denied.

Mr. William Singleton, property owner in the area, appeared before the Board and protested the granting of this use permit. He stated that since the location of the free-way in this area has not been definitely established it was the feeling of the property owners that if the Commission approves this application that it will result in the free-way being placed further west than the property owners would like to have it.

Others who spoke in protest to the granting of this use permit were:

Vic Kunkel	
Angelo Manzi	1920 Silver Avenue
Ed Ciliax	1909 Bannie Lane
Jim Irwin	
Alec Campbell	1700 Silver Avenue
John Denton	
Bob Patton	
Mike Holden	
Dr. Harold Boyer	
Stan Banta	1405 Bryn Mawr

His Honor Mayor Pro Tem Whipple asked for a standing vote of those present who objected to the granting of this use permit. There were 25 people who stood.

Mr. Herb Jones, representing the applicants appeared before the Board at this time to request approval of this application. He stated that the State Highway Department had been contacted relative to the location of the free-way, and while it had not been definitely established, the applicants were relatively sure that this land would be east of the proposed free-way. Mr. Jones advised the Board that this proposed construction would cost approximately \$1,500,000. and it was estimated that approximately 700 people would be employed.

Mayor Pro Tem Whipple announced that it was time for the Commission to open bids for the Golf Course Sprinkler System, so this matter would be continued after the bid opening.

BID NO. 58.01
Golf Course Sprinkler
System

This being the time set for the opening of Bid No. 58.01 for the installation of a sprinkler system at the Golf Course, bids were received from the following firms:

	<u>Alternate #1</u>	<u>Alternate #2</u>
BEN O. DAVEY	\$ 60,494.70	\$ 63,779.70
AUTOMATIC IRRIGATION	48,366.41	50,891.43
LONGLEY CONSTRUCTION CO.	45,977.10	47,729.10
NEVADA LAWN & IRRIGATION	49,876.03	50,368.78

Commissioner Fountain moved the foregoing bids be referred to the City Manager and Engineering Department for tabulation and recommendation.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Fountain, Sharp and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor Baker.

USE PERMIT - U-6-58
Plunkett & Barrick

Discussion continued on the application of Dan H. Plunkett and Edward J. Barrick for a use permit at the southwest corner of Oakey Boulevard and Western Avenue.

Commissioner Bunker stated that inasmuch as we are at an impasse it would be his suggestion that the Board discuss the matter with Otis Wright of the State Highway Department and put to him a couple of questions:

1. If this use permit is granted will it impair the acquisition of right-of-way for the proposed free-way?
2. What is the proposed location of the freeway?

Commissioner Bunker moved this matter be deferred and the Board call on Otis Wright or Houston Mills to determine these two questions and ask that the boundary line of the free-way be determined as soon as possible in sufficient time so the Board can act on this application.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Fountain, Sharp and His Honor Mayor Pro Tem Whipple voting aye; noes, none. Absent: Mayor Baker.

REZONING - Z-10-57
John H. Clark
Public Hearing on
Appeal of Approval

This being the time heretofore set for the public hearing on the appeal of the property owners of the approval of the application of John H. Clark for the rezoning of the unnumbered portion of Block 8, Amended Mayfair Tract No. 2 from R-4 to C-2, Mayor Pro Tem Whipple asked if the protestants had anything further to present which has not already been considered by the Board.

Mr. William Singleton, representing the protestants appeared at this time and asked that those objecting be allowed to present their objections. Those who protested were as follows:

Paul Strang	201 Spencer
A.L. Manning	209 Spencer
Mrs. Thelma Matorian	1725 E. Carson
Mrs. Emma Boston	1720 E. Carson
Mr. Edward Maier	205 Spencer
Harry S. Robbins	224 Spencer
Charles Koehl	218 Spencer
Don Kallis	204 Spencer

March 13, 1958

Paul H. Flunkett and Edward J. Garrick
1618 West Charleston Boulevard
Las Vegas, Nevada

Gentlemen:

At a special meeting on March 12, 1958, the Board of Zoning Adjustment voted to refer to the Board of City Commissioners your application for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southeast corner of Lacey Boulevard and Western Avenue, legally described as, a portion of the S $\frac{1}{2}$, of Section 4, T21S, R61E, N.P.B. S.H., in an R-1 and H-1 zone, with the recommendation that it be denied.

The Board of City Commissioners will consider your application at their next regular meeting on March 19, 1958, held in the Council Chamber of City Hall at 7:30 P.M.

Very truly yours,

Franklin J. Bills
Director of Planning

FJB/sw

CC: City Clerk
City Manager
City Attorney
Dept. of Public Works

PLANNING DEPARTMENT
LAS VEGAS, NEVADA

March 13, 1958

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

Gentlemen:

At a special meeting on March 12, 1958, the Board of Zoning Adjustment voted to refer to the Board of City Commissioners the application of Dan H. Munkott and Edward J. Sarnecki for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southeast corner of Sakey Boulevard and Eastern Avenue, legally described as, a portion of the S $\frac{1}{2}$ of Section 4, R218, R518, N.D.S. & H., in an R-1 and U-1 zone, with the recommendation that it be denied.

Attached hereto please find improvement agreements which have been signed by applicants. A bond has not been submitted.

Franklin J. Bills - Secretary
Board of Zoning Adjustment

FJR/sw

CC: City Clerk
City Manager
City Attorney
Dept. of Public Works

M I N U T E S

BOARD OF ZONING ADJUSTMENT

SPECIAL MEETING
March 12, 1958

A special meeting of the Board of Zoning Adjustment was called to order by Chairman Replogle at 7:40 P.M. in the Conference Room of City Hall, Las Vegas, Nevada.

PRESENT: Mrs. Hurley, Messrs. Garth, Replogle.

ABSENT: Messrs. Borin, McCoig.

OTHERS

PRESENT: None

STAFF

PRESENT: Director of Planning, Franklin J. Bills; Recording Secretary, Shirley Webb.

MINUTES: Upon motion by Mr. Garth, seconded by Mrs. Hurley, the Minutes of the regular meeting of February 27, 1958, were unanimously approved.

NEW BUSINESS:

PUBLIC HEARING

U-6-58

The application of Dan H. Plunkett and Edward J. Barrick for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue, legally described as a portion of the S $\frac{1}{2}$, of Section 4, T21S, R61E, M.D.B. & M., was introduced.

The Chairman declared the public hearing open.

Mr. Dan H. Plunkett was present on behalf of the application.

Mr. James Down was present on behalf of the purchasers of this particular property. He stated that it was necessary to acquire a piece of land for the construction of the Atomic Energy Commission building, before a bid could be submitted, and they felt this was an ideal location for the proposed building.

Mr. Angelo Manzi, a property owner in this vicinity, asked the Board if they would please show the audience the exact location of the proposed project.

Mr. Franklin J. Bills, Director of Planning, showed the audience a map and pointed out to them the location of this proposed building. Many questions were asked regarding the position of the building in relation to the freeway.

Mr. Bills stated that from all available information that he had received, the proposed building would be on the east side of the freeway. Mr. Bills further stated that he felt that a major street was needed in this area which would serve as a buffer between the residential and industrial areas.

At this time, there were eighteen residence of this area present opposing this application. They felt that the industrial area was gradually encroaching the residential area in this particular vicinity, and since the freeway location was not definite, the Use Permit application should be tabled until a definite location for the freeway is established.

The Chairman declared the public hearing closed.

A motion was made by Mr. Garth, seconded by Mrs. Hurley, for the denial of the application of Dan H. Plunkett and Edward J. Barrick for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue, legally described as a portion of the S $\frac{1}{2}$, of Section 4, T21S, R61E, M.D.B. & M.

Upon roll call the ayes and nays were as follows:


Aye: Hurley
Garth
Replogle

Nay: None

Absent: Borin
McCoig

The Chairman thereupon declared the motion carried and Use Permit application denied.

Upon motion being duly made and seconded, the special meeting of the Board of Zoning Adjustment was adjourned at 8:05 P.M.


FRANKLIN J. BILLS - Secretary
Board of Zoning Adjustment

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

DATE: MARCH 12, 1958
FILE: 504.4b

TO : PLANNING DEPARTMENT
FROM : WORKS ENGINEER
SUBJECT : USE PERMIT U-6-58 DAN H. PLUNKETT AND EDWARD J. BARRICK - OFF-SITE
IMPROVEMENT AGREEMENT

Attached are the original and four copies of an Off-Site Improvement Agreement covering the granting of a Use Permit for construction and maintaining a building to house offices for the Atomic Energy Commission. This concerns the plot located at the Southwest corner of Oakey Blvd and Western Avenue, described as a part of the S. $\frac{1}{2}$ of Sec. 4, T21S, R61E.

The improvements required include curb and gutter, surfacing and street lighting to be installed on both Western Avenue and Oakey Blvd. Dedication of rights of way on Oakey Blvd. and Western Avenue is required to cover drainage and street right of way.

A bond in the amount of \$10,056.20 will be required to assure installation of off-site improvements.

V. B. UEHLING
WORKS ENGINEER

VBU:mc

Enc.

Oakey Blvd & Western Ave

Dan H. Plunkett & Edward J Barrick

ITEM NO.	APPROXIMATE QUANTITIES	ITEMS	UNIT PRICES		AMOUNT	
			DOLLARS	CENTS	DOLLARS	CENTS
1	1120 LF.	"L" Type Curb & Gutter	1	60	1792	00
2	3000 SY.	2" A.C. Pavement	1	75	5250	00
3	6 EA.	Street Lights	350	00	2100	00
					9142	00
	10%	Engineering			914	20
					#10,056	20

ESTIMATOR *MS*

CHECKER

CLARK COUNTY HEALTH DEPARTMENT

STEWART AND SECOND STREETS - BOX 392

TELEPHONE DU 2-1635

LAS VEGAS, NEVADA

SUPPORTED BY
CLARK COUNTY
LAS VEGAS
NORTH LAS VEGAS
STATE OF NEVADA

DIVISION OF: Sanitation

March 11, 1958

U-6-58 *File*
293

Mr. Franklin J. Bills
Director of Planning
City of Las Vegas
City Hall
Las Vegas, Nevada

Stwase??

Dear Mr. Bills:

This is in reference to your letter of March 6, 1958, regarding the application submitted to you by Dan H. Plunkett and Edward J. Barrick for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southwest corner of Oakey Boulevard and Western Avenue, legally described as, a portion of the S $\frac{1}{2}$ of Section 4, T21S, R61E, M.D.B. & M.

It has been determined that there is no objection from a public health standpoint to the issuance of the aforementioned Use Permit if proper sewage disposal is provided. If the location is to be in an area where the City Sewer is not available, they must submit plans for proper sewage disposal to this department for approval.

Very truly yours,

Norman Septon
Norman Septon, Sanitarian

NS:vs



NOTICE OF PUBLIC HEARING


March 6, 1958

Notice is hereby given that on March 12, 1958 at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

DAN H. PLUNKETT AND EDWARD J. BARRICK FOR A USE PERMIT TO CONSTRUCT AND MAINTAIN A BUILDING TO HOUSE ADMINISTRATIVE OFFICES AND LABORATORIES FOR THE ATOMIC ENERGY COMMISSION, AND RELATED USES, ON A SIX ACRE PLOT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF OAKEY BOULEVARD AND WESTERN AVENUE, LEGALLY DESCRIBED AS; A PORTION OF THE SOUTH $\frac{1}{2}$ OF SECTION 4, T21S, R61E, M.D.B. & M, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Southeast corner of Scotch Eighty Addition as shown by Survey Map on file in File 2, Page 24 of Registered Professional Engineer's File, in the Office of the County Recorder of Clark County, Nevada; thence South $2^{\circ}29'28''$ West a distance of 30.01 feet to a point on the South line of Oakey Boulevard, the true point of beginning; thence South $88^{\circ}45'44''$ East along the said South line a distance of 424.77 feet to a point; thence South $27^{\circ}56'15''$ West a distance of 600.00 feet to a point; thence North $88^{\circ}45'44''$ West a distance of 487.58 feet to a point; thence North $27^{\circ}56'15''$ East a distance of 600.16 feet to a point on the said South line of Oakey Boulevard; thence South $88^{\circ}38'04''$ East along the last mentioned South line a distance of 62.74 feet to the true point of beginning.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel and object to or express approval of the proposed Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.


FRANKLIN J. BILLS
Director of Planning

FJB/sw

U-6-58

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

DATE: 3/6/58

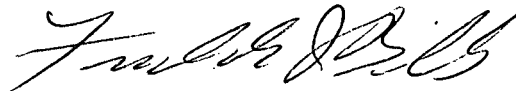
TO: Building Department

FROM: Director of Planning

SUBJECT: Dan H. Plunkett and Edward J. Barrick U-6-58 March 12, 1958

Attached hereto please find a copy of the plot plans submitted by Dan H. Plunkett and Edward J. Barrick for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southwest corner of Oakley Boulevard and Western Avenue, legally described as, a portion of the S $\frac{1}{2}$, of Section 4, T21S, R61E, M.D.B. & M.

Your remarks regarding this application prior to the March 12th meeting, will be greatly appreciated.



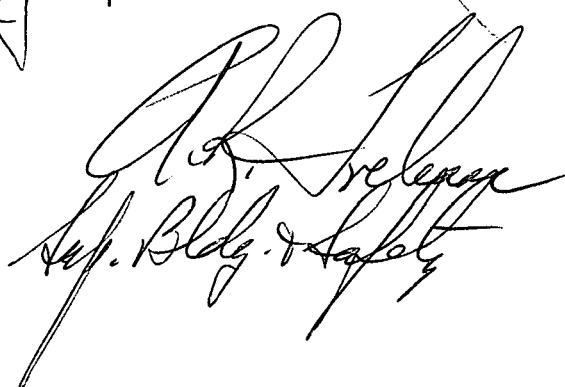
Franklin J. Bills
Director of Planning

FJB/sw

U-6-58

3/7/58

No Objections



March 6, 1958

Clark County Health Department
200 Stewart Avenue
Las Vegas, Nevada

Compliments

Attached hereto please find a copy of the plot plans submitted by Don E. Thibault and Edward J. Marshall for a site permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the northwest corner of Sakey Boulevard and Western Avenue, legally described as, a portion of the S₁ of Section 4, T21S, R61E, N.D.S. & M.

Your remarks regarding this application prior to the March 12th meeting, will be greatly appreciated.

Franklin J. Bills
Director of Planning

FFS/ow

U-6-58

RESOLUTION # ~~1234~~

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF DAN H. PLUNKETT AND EDWARD J. BARRICK FOR A USE PERMIT TO CONSTRUCT AND MAINTAIN A BUILDING TO HOUSE ADMINISTRATIVE OFFICES AND LABORATORIES FOR THE ATOMIC ENERGY COMMISSION, AND RELATED USES, ON A SIX ACRE PLOT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF OAKLEY BOULEVARD AND WESTERN AVENUE, LEGALLY DESCRIBED AS, A PORTION OF THE S $\frac{1}{2}$, OF SECTION 4, T21S, R61E, M.D.B. & M.

WHEREAS, the use proposed is similar to and compatible with industrial and heavy commercial developments, and

WHEREAS, according to the best information available to the Board of Zoning Adjustment, the interstate freeway will traverse this section of the community at a point west of the property in question, and

WHEREAS, tentative general plans indicate that the interstate freeway right-of-way, when finally established in this location, will form a district boundary between industrial and residential uses.

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of Dan H. Plunkett and Edward J. Barrick for a Use Permit to construct and maintain a building to house administrative offices and laboratories for the Atomic Energy Commission, and related uses, on a six acre plot generally located at the southwest corner of Oakley Boulevard and Western Avenue, legally described as, a portion of the S $\frac{1}{2}$, of Section 4, T21S, R61E, M.D.B. & M., be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved subject to the signing of an improvement agreement and posting the necessary bond to insure installation of the off-site improvements deemed necessary by the City Engineering Department and Board of City Commissioners.

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, DAN H. PLUNKETT and EDWARD J. BARRICK, the owners, respectfully petition for a special use permit for: the construction of building and facilities to house administration and laboratories for the Atomic Energy Commission and related uses.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED:

The property is situated at Southwest (SW) corner Oakley Boulevard and Western Avenue between and in Land Use Zone M-1 & R-1.

Said property is legally described as follows: See Exhibit "A" attached herewith.

Said property was acquired by the applicants on July 1953. State the use of property permitted under the deed restrictions. No pertinent restrictions.

Expiration date of deed restrictions: Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Five plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting, etc.
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

We, the undersigned, being duly sworn, depose and say that we are the owner's of the property involved in this application; that the information, all plans and drawings attached hereto and all the statements contained herein are in all respects true and correct to the best of our knowledge and belief.

Edward J. Barrick
Dan H. Plunkett
Signature of Owners

DUDley 4-5913
Telephone Number

1618 West Charleston Blvd.
Mailing Address Las Vegas, Nevada

Subscribed and sworn to before me this 27th day of February 1958

Notary Public

My Commission Expires October 2, 1953

The prescribed filing fee of \$25.00 received by:

Receipt No.

Date

LEGAL DESCRIPTION:

That portion of the South Half ($S\frac{1}{2}$) of Section 4, Township 21 South, Range 61 East, M. D. B. & M., described as follows:

COMMENCING at the Southeast corner of Scotch Eighty Addition as shown by Survey Map on file in File 2, page 24 of Registered Professional Engineer's File, in the Office of the County Recorder of Clark County, Nevada; thence South $2^{\circ}29'28''$ West a distance of 30.01 feet to a point on the South line of Oakley Boulevard, the true point of beginning; thence South $88^{\circ}45'44''$ East along the said South line a distance of 424.77 feet to a point; thence South $27^{\circ}56'15''$ West a distance of 600.00 feet to a point; thence North $88^{\circ}45'44''$ West a distance of 487.58 feet to a point; thence North $27^{\circ}56'15''$ East a distance of 600.16 feet to a point on the said South line of Oakley Boulevard; thence South $88^{\circ}38'04''$ East along the last mentioned South line a distance of 62.74 feet to the true point of beginning.

Copies of attached notices mailed on the 4th day of April, 1958 to the following:

James E. & Mildred S. Irwin
1046 Sweeney

Alex J. & Vergie M. Campbell
1700 Bentley Ave.

F.W. & Lucinah T. Bledsoe
1520 Desert Avenue

Joe R. Espy
1400 Western

Raymond L. & Norma M. Parker
634 Bell Dr.

William & Genevieve Vieyra
2221 Ellis, North Las Vegas

W. Albert & Mildred T. Stewart
1801 Bannies Lane

E.W. & Celia Seckendorff
1234 S. 17th

Robert M. & Barbara J. Metten
11 W. Circle Dr.

R.A. Lusk
2201 Bonnie Brae Ave.

E.D. Ciliax
1909 Bannie Lane

Henry P. Hede
1508 Bryn Mawr

Angelo J. Manzi
1102 3rd Place

Mrs. John McNamee
2001 Peyton Drive

Robert Patton
1 Kinley Dr.

Joseph H. & Esther J. Kelly
4413 Alpine Place

David and/or Delia Stearns
Box 808

Dan H. Plunkett & Edward J. Barrick
Sam Ziegman & Rex Jarrett
1618 W. Charleston

Morris & Lillian Snyder
2321 Santa Paula Dr.

Harris P. & Margaret Sharp
Walter & Mildred Zick
1806 So. Main

Albert F. & Geraldine Carrison &
James S. & Beatrice M. Fulcher &
George & Margaret Crockett
118 Baltimore - Box 2086

Victor V. & Marjorie Kunkel
1403 Westwood Drive

David & Eunice Boles
2211 Bannies Lane

Mrs. Ruby Madsen
2030 Bannies Lane

John R. Benton
1405 Birch

Dr. H.L. Boyer
1255 Melville Drive

John E. Yoxen
1408 Birch

Michael E. Cole
1504 Bryn Mawr

R.R. Saunders
1404 Birch

Stanley Banta
1405 Bryn Mawr

SCOTCH EIGHTY

BLOCK

X	12	James E. & Mildred S. Irwin ✓	1046 Sweeney
X	13 (part of)	Joseph H. & Esther J. Kelly ✓	4413 Alpine Place
X	13 "	Alex J. & Vergie M Campbell ✓	1700 Bently Ave.
X	3-73-1	David and/or Delia Stearns	Box 808
X	3-73-2	F. W. & Lucinah T. Bledsoe	1520 Desert Ave.
X	3-77-1&2&10	Dan H. Punkett & Edward J. Barrick ✓ Sam Ziegman & Rex Jarrett	1618 W. Charleston
X	3	Joe R. Espy	1400 Western
X	4	Morris & Lillian Snyder	2321 Santa Paula Dr.
X	5	Raymond L. & Norma M. Parker	634 Bell Dr.
X	6	Harris P. & Margaret Sharp Walter & Mildred Zick	1806 So. Main
X	7 & 8	William & Genevieve Vi ^e lyra	2221 Ellis, NLV
X	9	Albert F. & Geraldine Carrison ✓ James S. & MARK Beatrice M. Fulcher ✓ George & Margaret Crockett ✓	118 Baltimore Box 2086