

M I N U T E S

CITY PLANNING COMMISSION
June 13, 1957

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

PRESENT: Chairman Cahlan, Vice-Chairman Tiberti; Messrs. Borin, Empey, Longley, and Phelps; City Commissioner Harris P. Sharp, K. C. Hansen representing the Department of Public Works, and R. F. Boos representing City Manager A. H. Kennedy.

STAFF

PRESENT: Planning Director Franklin J. Bills, Associate Planner Don Saylor, and Recording Secretary Margaret Maclary.

Discussion
of
electrical
power
supply and
distribu-
tion.

As requested by the Planning Commission, Mr. D. D. Smalley, Vice-President in Charge of Operations, and Mr. Dwight Hoops, Chief Engineer, representing the Southern Nevada Power Company were present to discuss factors related to the present supply and distribution of electrical power for the Las Vegas valley as well as plans for the future expansion of the Power Company's facilities. The utility representatives stated that prior to December 1955 the area's power supply was limited to hydro-electric power from Hoover Dam plus purchases of steam-generated power brought in from Arizona sources. In December 1955 the first unit of the steam-generated plant at Whitney was put into service. A second unit will be put into operation sometime during the month of June, which will give a total capacity of about 112,000 KW. Tentative plans have been made for the construction of a third unit with a capacity of approximately 75,000 KW. If a decision is made in the near future to firm up this order, the third unit can be in service by the winter of 1959-1960. In planning for the future the Power Company is not relying on any sizable amount of hydro-electric power either from Hoover Dam or any of the other contemplated Colorado River power plants.

Studies reveal that during the past five years the average annual increase in the demand for power has been about 10%.

Electrical power supply and distribution (Cont'd) This is due to both increase in the number of customers and an increased demand by other customers. The average consumer cost for electrical power for Las Vegas is 1.05 cents per KW hour. This is appreciably less than the present consumer cost of 1.37 cents per KW hour in the Salt Lake City area.

Mr. Hoops explained a map of the present distribution system and reported that as a result of extensive improvements in the system during the past three years, possibilities of any power failure have been minimized.

Discussion of natural gas supply and distribution. At the request of the Commission, Mr. James Sanders and Mr. Donald Sherlock representing the Southwest Gas Corporation were present to discuss the factors related to supply and distribution of natural gas in the Las Vegas area. The Gas Company representatives advised the Commission that Southwest Gas Company is presently certificated to deliver 50,000,000 cubic feet of natural gas per day in this area. At the present time peak winter demand is approximately half that amount. There are a number of factors which indicate that this demand will be substantially increased in the relatively near future. These potential developments include supplying gas to Lake Mead Naval Base and the proposed U. S. Lime Company plant near Apex (estimated at 3,000,000 cubic feet per day) and the additional demand for gas at the Southern Nevada Power Company generating plant.

The existing pipeline facilities are adequate to deliver 64,000,000 cubic feet per day to this area. For an investment estimated at \$2,000,000 the Gas Company would have the physical facilities to increase the delivery capacity to nearly 100,000,000 cubic feet per day. The Gas Company representatives also indicated that their system has been cross-tied with mains so as to minimize any distribution failure.

In general the representatives of both utilities indicated that their companies have made extensive plans for a greatly expanded development and economy in the Las Vegas valley. Both companies indicated that they will be in a position to take care of any reasonable increase in the demand for power or gas within the foreseeable future.

Final map
Bonanza
Terrace
Subdivision.

The final map of Bonanza Terrace Subdivision was presented by the Planning Director who stated that the final map is in conformity with the approved tentative map and that all conditions attached to the approval of the tentative map have been carried out. On motion by Mr. Phelps, seconded by Mr. Tiberti, the Commission voted unanimously to approve the final map of Bonanza Terrace Subdivision and to authorize the Secretary to certify such approval upon the map.

Marble
Manor
Housing
Project

The Planning Director presented a plot plan for the proposed 40-unit addition to Marble Manor low rent housing project operated by the Las Vegas Housing Authority. The Planning Director stated that the plot plan had been carefully studied by the Planning Department staff, and recommended approval of the plan. On motion by Mr. Tiberti, seconded by Mr. Borin, the plot plan for the 40-unit addition to the Marble Manor Housing Project was unanimously approved.

State land
acquisition.

The question of a City endorsement of the petition by the State of Nevada to the Bureau of Land Management for the State acquisition of 30 acres of U. S. Government land in Section 1, T21S, R61E, referred to the Planning Commission by the Board of City Commissioners, was again discussed. The Planning Director read a letter from the State Planning Board stating that the State agency has not yet determined precisely what State government facility will be constructed on this site if

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State land
acquisition
(Cont'd)

it is acquired by the State. However, the State planning officials have agreed that any facility proposed for this site must necessarily be compatible with existing and proposed land uses in this area as will be indicated in the Comprehensive Community Plan. It was also pointed out that the area is presently zoned R1 with the exception of a narrow R2 strip of San Francisco highway frontage, and that the State will have to make application to the City for either a zoning change or use permit in order to construct anything on this site other than residential dwellings. On motion by Mr. Phelps, seconded by Mr. Borin, the Commission voted to recommend to the Board of City Commissioners that the City advise the State that it has no objection to the acquisition of this land by the State of Nevada provided any use to which this land is put in the future is consistent with local development plans and compatible with existing and proposed adjacent land uses.

Water
supply
report.

The Planning Director stated that the water supply and distribution section of the public utilities report was not ready in final form for presentation to the Commission.

Taxes and
bonds.

A brief discussion of the ad valorem property tax trends was initiated by Mr. Phelps. Chairman Cahlan suggested that the County Assessor be invited to attend the June 25 meeting of the Commission to discuss the question of tax trends and the future bond situation for the various jurisdictions in the Las Vegas valley. Members of the Commission concurred in this suggestion by the Chairman.

Community
Desires and
Objectives.

A tentative and preliminary report by the Planning staff on the Community Desires and Objectives to be given consideration in the preparation of the Comprehensive Plan was again discussed briefly. At the suggestion of the Chairman detailed discussion was deferred until the next meeting.

At 9:30 P.M., upon motion being duly made and seconded, this meeting of the City Planning Commission was declared adjourned.

PLANNING DEPARTMENT
LAS VEGAS, NEVADA

June 14, 1957.

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

Gentlemen:

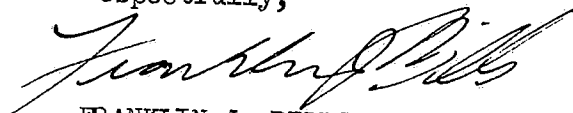
At the regular meeting of the City Planning Commission on June 13, 1957, the Planning Commission considered the question of approving the application by the State of Nevada for the acquisition of a 30-acre parcel of federal land described as follows:

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Section 1, T21S, R61E, MDB&M

The Planning Commission has been advised by the State Planning Board that it cannot at this time predict the exact use to which this land will be put if acquired by the State. However, the State Planning Board agrees that any use to which this land is put in the future will be consistent with local development plans and in conformity with existing and proposed adjacent land uses.

The Planning Commission voted unanimously to recommend to the Board of City Commissioners that the City advise the State Planning Board that it has no objection to the acquisition of this land by the State of Nevada provided that any use to which this land is put is consistent with local development plans and compatible with the present and proposed adjacent land uses.

Respectfully,



FRANKLIN J. BILLS
Director of Planning

30
ACTION TAKEN

Approved

Date 6-19-57