

June 18, 1956

William Bush
2303 Pardee Place
Las Vegas, Nevada

Dear Mr. Bush:

Thank you for your letter of June 5 regarding the street design in the Scotch Eighty Tract.

I have discussed this matter with engineers in the Public Works Department who agree generally with the desirability of such a street design but make the following comments:

1. The traffic lanes would have to be widened from 17 feet to 18 feet to allow for the minimum requirements for an 8 foot parking strip.
2. Construction of this type will cost substantially more than for a normal street of this width.
3. The planting strip in the center will cut down on sight distance for motorists.
4. Who would be responsible for the maintenance of the center strip?

Is it your opinion that there could be 100% agreement on this matter among the property owners in the tract and if so, would they agree to accept the responsibility for the cost of construction of this type of street?

I think these are some of the questions which must be answered before we can proceed any further on this matter. Thank you for your cooperation.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB/wt

OFFICE OF THE CITY ENGINEER
INTER - OFFICE COMMUNICATION

Date: June 11, 1956

File: 504.a - KH

TO : Director of Planning
FROM : Director of Public Works
SUBJECT : Street design - Scotch Eighty

With reference to letter from Mr. William Bush dated June 5, 1956, it is generally considered that the street design proposed by him would have the following disadvantages :

1. Planter area in the center of the street will cut down on sight distance of automotive traffic.
2. Sidewalks will be located contiguous with the curb.
3. Traffic lane should be 18 feet wide to allow for one lane of traffic and one lane of parallel parking.
4. Who would be responsible for the maintenance of this parkway.
4. Construction of this type street will run considerably higher than a standard street section.

With the above questions satisfactorily answered, this type of street section in the subdivision would be acceptable to this department.



G. E. Wade
G. E. Wade
Director of Public Works

55.01

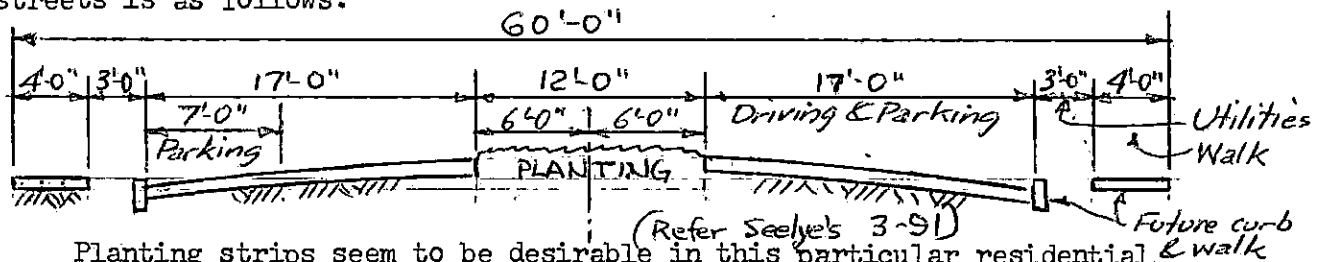
md.

2303 Pardee Place
Las Vegas, Nevada
June 5, 1956

Mr. Franklin Bills
City Planning
City Hall
Las Vegas, Nevada

Dear Mr. Bills:

As a property owner in the Scotch Eighty Addition, I advocate the reservation of 12 feet wide strips in the middle of all of the interior 60 feet streets for planting areas. The proposed cross section of these streets is as follows:



Planting strips seem to be desirable in this particular residential area because:

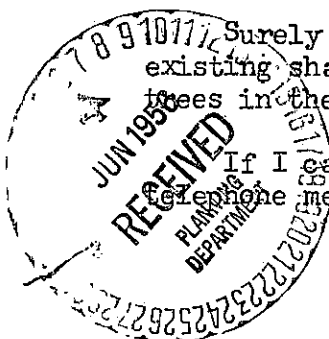
1. of affording shade to the streets, thus making our city more attractive to its citizens and visitors,
2. the expected light automobile traffic requires only two driving lanes,
3. of the adaptability of these strips to horseback riding lanes, thus reducing the hazard to our children,
4. of the relative ease of obtaining unanimous approval of the property owners, and finally
5. little or no street finishing has been performed by the City as yet.

Surely it would be a shame to remove the incorrectly located row of existing shade trees on Bonnie Lane, and then not provide a space for trees in the middle of the new street.

If I can be of assistance to this or any other similar idea, please telephone me at DU 2-2687 during the day.

Very truly yours,

William C. Bush
WILLIAM BUSH



INTER-OFFICE MEMORANDUM

NOVEMBER 1, 1963

TO: PLANNING DEPARTMENT	FROM: SERVICES DIVISION
SUBJECT: LOT 4, BLOCK 2, SCOTCH 80 ADDITION	COPIES TO: R/W DIVISION

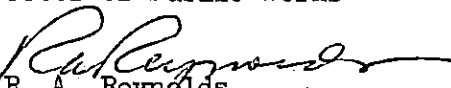
File - Subdivisions - Scotch Eighty (re-sub.)

Attached you will find correspondence from Mr. Campbell, a memo from engineering, and a sketch showing the location of desired dedication. Engineering states net amount of the area after 10' dedication on Bannie and the "strip" Mr. Campbell mentions in his letter is 21,330 square feet. Mr. Campbell would like conformation that the remaining portion of his lot is a conforming R.E. lot.

A deed for the dedication is being prepared.

A copy of your letter for R/W files please.

R. P. Sauer
Director of Public Works

By 
R. A. Reynolds
Services Division Engineer

RPS:RAR:sr

ATTACHED

GAMPBELL Realty Company

REALTORS

135 SOUTH FOURTH STREET
LAS VEGAS, NEVADA

October 18, 1963

Mr. R. P. Sauer
Director of Public Works
City Hall
Las Vegas, Nevada

Proposed Special Assessment District
Block #2, Scotch Eighty Addition

Reduction of Lot #4
CRC File #000-F

Attention: Mrs. McDonald

Dear Mr. Sauer:

Here is a print of the recorded survey of Block #2 of the Scotch Eighty Addition referred to in my recent telephone conversations concerning the proposed special assessment district.

On this print I have marked in red the boundaries of Lot #4 after deducting the proposed taking of a ten foot strip off the north side of Bannie Lane, which is colored green.

On examining the accompanying record of survey map, you will note that the net area of Lot #4 before deducting the 10-foot strip from Bannie Lane is shown as 22,905.4 square feet.

According to our rough calculations, the Bannie Lane 10-foot strip taking will reduce this to a net area of approximately 21,675 square feet.

It will also be noted that the strip along the northerly edge of Lot #4 that was appropriated as a driveway to supplement Lot #3 is actually only 8.44 feet and not 10 feet, as mentioned in my telephone talks. However, this 8.44-foot strip has been severed from Lot #4 and must be taken into consideration in computing the final net area after the proposed Bannie Lane 10-foot taking.

In today's telephone conversation, you stated that your Engineering Department had calculated the net area after the proposed Bannie Lane 10-foot strip taking, but before giving consideration to the 8.44-foot strip colored in red, to be 21,676 square feet.

Based on the accompanying record of survey, the frontage on Crescent Drive after the Bannie Lane 10-foot strip taking will be reduced to around 68 feet.

RWD
10-21-63

Mr. R. P. Sauer

-2-

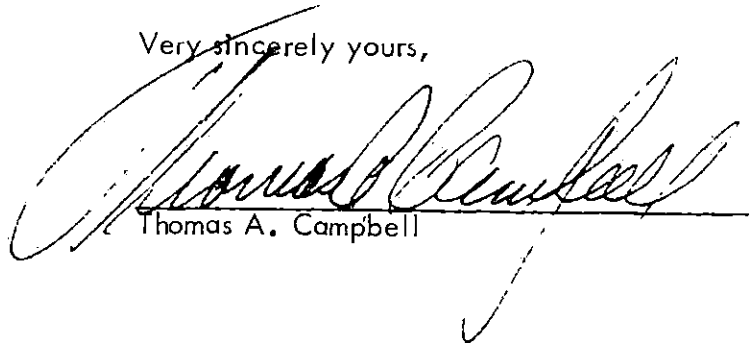
October 18, 1963

From the above calculations, it now appears that after the proposed 10-foot strip taking on Bannie Lane, the lot would still have sufficient net area and Crescent Drive frontage to comply with existing zoning ordinance in that area. If this is the case, then we are entirely agreeable to conveying the desired 10 feet along Bannie Lane for street purposes.

However, before making such a conveyance, we would want to formalize our understanding with respect to the zoning situation with a written instrument or document from the City assuring us of the eligibility of the remaining lot, as reduced, for a permit to erect a residence in the subject zone.

As soon as you and your Engineering Department have an opportunity to go over the accompanying data, and compare it with the findings you have made, I shall appreciate hearing from you.

Very sincerely yours,



Thomas A. Campbell

TAC/sh

INTER-OFFICE MEMORANDUM

OCTOBER 30, 1963

TO: R/W SECTION	FROM: K.J. CRAWFORD
SUBJECT: SIZE OF LOT OWNED BY THOMAS A. CAMPBELL	COPIES TO: R. A. REYNOLDS

The area of lot 4, block 2, Scotch 80 Addition after dedication of 10' for Bannie and excluding "the strip" along the northerly lot line is 21,330 Sq. Ft.

K. J. Crawford
K. J. Crawford
Office Engineer

KJC:sr

1/16 COR.

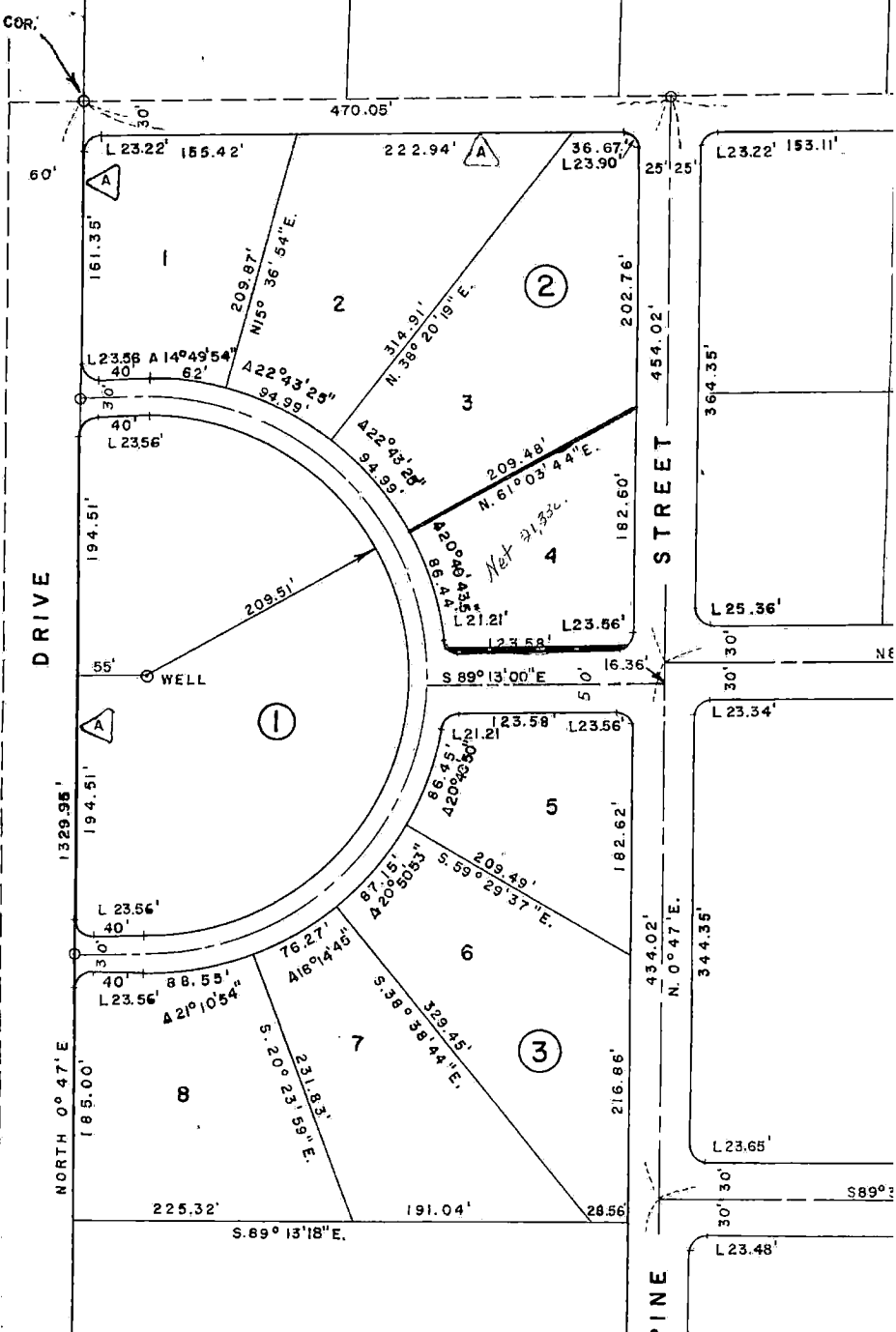
DRIVE

STREET

NORTH 0° 47' E

N. 0° 47' E.

DRIVE



60'

470.05'

25' 25'

161.35'

L 23.22' 155.42'

222.94'

36.67' L 23.90'

L 23.22' 153.11'

L 23.56' A 14° 49' 54" 40' 62'

209.87' N 50° 36' 54" E.

314.91' N. 33° 20' 19" E.

202.76'

L 23.56' 40' 194.51'

A 22° 43' 25" 94.99'

422.43' 23' 94.99'

209.48' N. 61° 03' 44" E.

454.02'

364.35'

55' WELL

209.51'

420.06' 43' 55" 88.8' 43' 55" L 21.21'

Net 21,322.

L 23.56' 182.60'

L 25.36'

S 89° 13' 00" E 16.36'

194.51'

1

5' 16.36'

L 23.34'

1329.95'

194.51'

123.58' L 23.56'

86.45' L 21.21' 420° 40' 50"

182.62'

L 23.56' 40'

1

209.49' 5.59° 29' 37" E.

L 23.34'

L 23.56' 40' 88.55'

76.27' 418° 14' 45"

87.15' 420° 50' 33"

182.62'

A 2° 10' 54"

5.20° 23' 59" E.

322.45' 3.38° 38' 44" E.

216.86'

225.32'

231.83'

191.04'

28.56'

L 23.65'

185.00'

S. 89° 13' 18" E.

191.04'

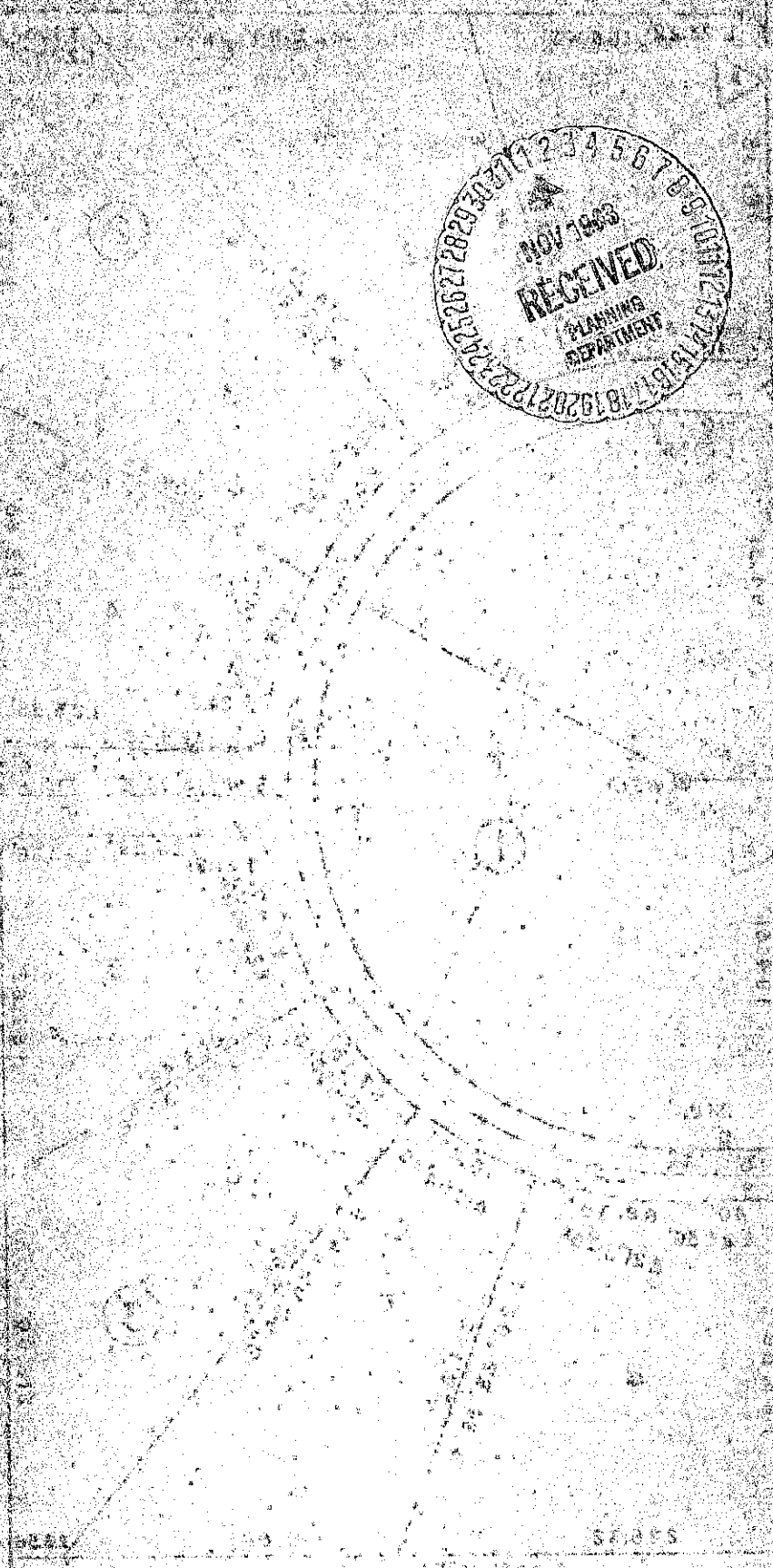
28.56'

S 89° 30' 30'

L 23.48'

NE

S 89° 30' 30'



Planning Department
400 Stewart Avenue

November 4, 1963

Mr. Thomas A. Campbell
135 South 4th Street
Las Vegas, Nevada

Re: Lot 4, Block 2, Scotch Eighty Addition

Dear Mr. Campbell:

The Engineering Department of the City has advised me that the above lot will comprise more than 20,000 square feet after the dedication for Bannie Lane is made. This lot is zoned R-E and will continue to constitute a legal R-E lot after the dedication is made.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:bb

cc: Right-of-Way Department

October 18, 1963

Mr. R. P. Sauer
Director of Public Works
City Hall
Las Vegas, Nevada

Proposed Special Assessment District
Block #2, Scotch Eighty Addition

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-2-

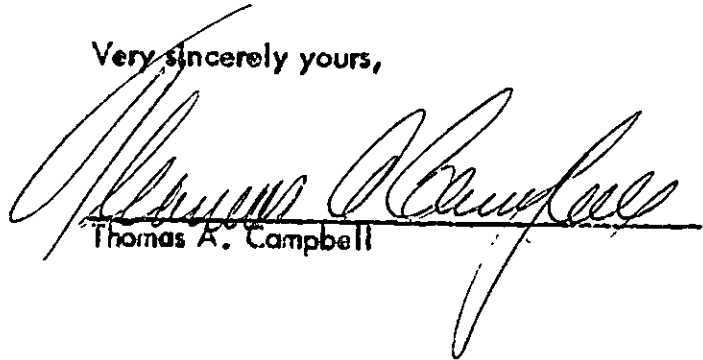
October 18, 1963

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Very sincerely yours,



Thomas A. Campbell

TAC/sh
cc/Mrs. McDonald
Herb Jones, Esq.

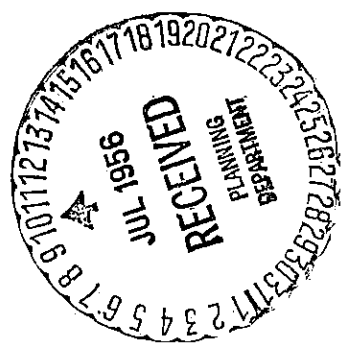
We have printed

File
ZP

Scotch

2303 Pardee Place
Las Vegas, Nevada
July 6, 1956

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



Dear Mr. Bills,

Your reply to my suggestion for a planting strip in the center of the interior streets of the Scotch Eighty Tract proved to me that you have had considerable experience in dealing with suggestions such as this. You were right. The present owners are not 100% behind the suggestion. The advent of the installation of water meters has made some of the owners reluctant to assume responsibility for the watering of the trees or plantings by city property, i.e., the streets. The trees on Bonnie Lane are presently being watered each two weeks by the Nantons and others, but they are turning yellow from a lack of water. If trees in the center strip are suffering from a lack of water during a period when water can be had in unlimited quantities without extra cost, it is easy to see that they might not weather tighter water restrictions in the future.

It is my understanding that the city has agreed to gravel the streets for the present, reserving the construction of paving and curbs for later. What would be the harm of keeping a center lane free of the gravel so that those property owners so inclined could set out young trees, making the roots accessible to water by means of a gravel filled, vertical hole in the ground. In this way the water expended would be utilized to the

fullest, little of the water being poured around the existing trees on Bannock actually reaches the roots. With this idea in mind I say that, in spite of the disheartening picture presented at the onset of this letter, the idea is a workable one. The increase in Scotch Eighty population will allow the responsibility of maintenance of the shade trees to be shared by others. When today the Norstons attempt to maintain a whole block of trees, ultimately ten or twelve families will water the same amount of trees.

So much for "who would be responsible for the maintenance of the center strip." Yes, an 8-ft minimum parking strip seems advisable. As for the cost of such a project, there will be no extra cost to the city until the second phase of construction planning, and at that time, most of the lots will be occupied. By that time, the homeowners will be willing to pay the extra expense of the center curbs. So, let's not forget that there will be less asphalt required. As for your third comment on the sight distance, a simple rule regulating the minimum distance from the intersection of streets and the nearest tree, would solve that problem. Maryland Parkway's strip from Franklin Avenue to Oakley Blvd is a good example of what I mean.

There are no doubt other problems which will have to be worked out before Scotch Eighty has shady streets, but are not worthwhile things worth the trials and tribulations we must endure to see them through?

Sincerely,
William C. Bush