

Assembly  
WAYS AND MEANS COMMITTEE

NEVADA STATE LEGISLATURE  
55th SESSION

JANUARY 28, 1969

The meeting was called to order by Chairman Roy Young at 2:10 p.m. in the Ways and Means Room.

Present: R. Young, Howard, Jacobsen, F. Young, Close, Bowler,  
Webb, Glaser

Absent: Ashworth

Mr. Howard Barrett, Budget Administrator was present to discuss organization of the Budget Book.

He presented his projection of General Fund Revenue and Appropriations for operating of government and capital improvements.

Mr. Barrett also discussed the Sales and Gaming Tax projection in detail. Sales Tax has been estimated to increase at the rate of 7% over the biennium. Gaming Taxes are estimated to increase at the rate of 8% over the biennium.

He reviewed the list of Supplement Appropriations (p. A 15). Mr. Barrett also explained the new format of the Agency Budget, which divides the Budget into two books. First being the Executive Budget and the second being a Personnel Supplement to the Executive Budget wherein positions and salaries have been reflected.

Discussion of the Unclassified Salaries resulted in a request that Mr. Oliver prepare and present to the Committee a work sheet for use in reviewing the Unclassified Salaries.

Mr. Oliver questioned if it would be possible for Mr. Barrett's office to provide the Committee with a comparative list of present actual salaries to those salaries in the Budget. Mr. Barrett indicated he wasn't sure as it involves data processing, but that he would find out.

Chairman Young read a letter received from Mr. Hancock stating that the State Planning Board would agree to the Ways and Means' suggestion to acquire the property adjacent to the University of Nevada at Las Vegas on which a small apartment building is being constructed.

Mr. Webb said he would call Mr. Neil Humphrey tonight and invite him to discuss it further with the Committee.

Meeting adjourned at 4:30 p.m.



WILLIAM E. HANCOCK  
MANAGER

# STATE OF NEVADA PLANNING BOARD

## MEMBERS

E. H. FITZ, CHAIRMAN  
LEONARD A. ATKISON, VICE-CHAIRMAN  
PETER ECHEVERRIA  
GENE F. EMPEY  
WILLIAM G. FLANGAS  
FRED D. GIBSON  
HARRY R. MIGHELS  
C. V. ISBELL  
I. J. SANDORF

Nye Building, Room 225

CARSON CITY, NEVADA 89701

January 27, 1969

IN REPLY REFER TO SUBJECT

RE Land Acquisition,  
University of Nevada  
at Las Vegas

• Assemblyman Roy Young, Chairman  
Ways and Means Committee  
Assembly Chambers  
Capitol Building  
• Carson City, Nevada 89701

Dear Assemblyman Young:

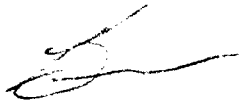
Attached is a description of the property adjacent to the University of Nevada at Las Vegas Campus on which a small apartment building is being constructed. The property is zoned R-4, and as such, has a higher value than the adjacent R-1 properties. Based on current appraisals, we would estimate the property acquisition cost to be approximately \$50,000.

I am advised that the Clark County building permit was issued for 48 units; however, they are constructing 52 units, and the building permit price is \$109,824. Our inspector has looked at the present status of construction and based on his advice, we would estimate that the total cost to date in construction work would be between \$37,000 and \$50,000.

Neil Humphrey has pointed out that the Regents' recommendation to acquire the property was made prior to the start of the apartment house construction, and that he is not now in a position to recommend the immediate acquisition of the land and the building without discussing it first with the Regents.

It is my opinion that the Planning Board would agree to the Ways and Means' suggestion that immediate action be taken to acquire the property and improvements by condemnation, if necessary.

Very truly yours,

  
William E. Hancock, A.I.A.  
Manager  
WEH:dp  
Enc.  
cc: Mr. E. H. Fitz

Project No. 69-I

Project Title LAND ACQUISITION, NEVADA SOUTHERN UNIVERSITY. LAS VEGAS

Basic Priority 1

Cost Estimate	Professional Services	\$ 0.
	Land Acquisition	591,000.
	Construction	0.
	Furnishings	0.
	Miscellaneous	0.
	Total	\$ 591,000.

**Description** The acquisition of approximately 50 acres of land abutting the Nevada Southern University campus on the south and west, as indicated on the Master Site Plan for N.S.U. Approximately 47 acres, noted as Parcels "A" and "B" on the Master Site Plan, have been purchased by the Land Foundation. The balance, noted as Parcel "C" on the Master Site Plan, will have to be purchased directly from private owners, possibly by condemnation. This latter property, Parcel "C", is generally described as follows:

That portion of the  $S\frac{1}{2}$  of Sect. 22, T 21 S, R 61 E, as follows:

Commencing at NE corner of  $NW\frac{1}{4}$  of  $SE\frac{1}{4}$  of said Sect. 22; thence N  $88^{\circ}52'02''$  West along N line of  $SE\frac{1}{4}$  a distance of 1297.23 ft. to the center of Sect. 22 the pt. of beginning, thence continuing N  $88^{\circ}52'02''$  West along N line of the  $SW\frac{1}{4}$  Sect. 22 a distance of 324.93' to a point; thence S  $2^{\circ}20'13''$  E a distance of 387.65' to a pt., thence S  $88^{\circ}52'02''$  E a distance of 319.01 ft. to a pt. on the N-S centerline of Sect. 22; thence N  $1^{\circ}29'26''$  W along N-S centerline a distance of 387.34' to pt. of beginning.

Except the interest in and to the North 40' as conveyed to Clark County by deed recorded April 15, 1960, as Document #194524. Book 883, Inst #708952, Deed recorded July 1, 9:36 A.M., 1968. (continued)

LAND ACQUISITION, NEVADA SOUTHERN UNIVERSITY, LAS VEGAS  
(Continued)

Justification

The present area of the N. S. U. campus is approximately 251 acres. Additional land is required to develop the campus to accommodate the rapid growth that has been taking place and is estimated for the future. As noted above, almost all of this land is owned by the Nevada Southern University Land Foundation, who is holding the land for purchase by the University. The approval to acquire this property should include the authority to initiate a condemnation action if required to purchase the property not held by the Foundation.

Estimated Project Time 3 Months