

Planning & Development Department
Scanning Cover Sheet

Case No A-1-64

APN N/A

Location DECATUR BLVD & EL PARQUE AVE

Applicant James J. Chaisson

Subject

Proposal for Annexation

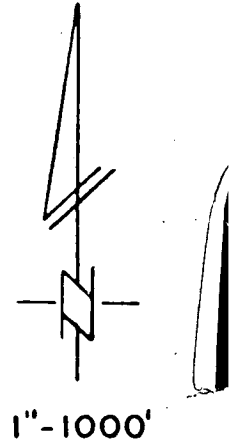
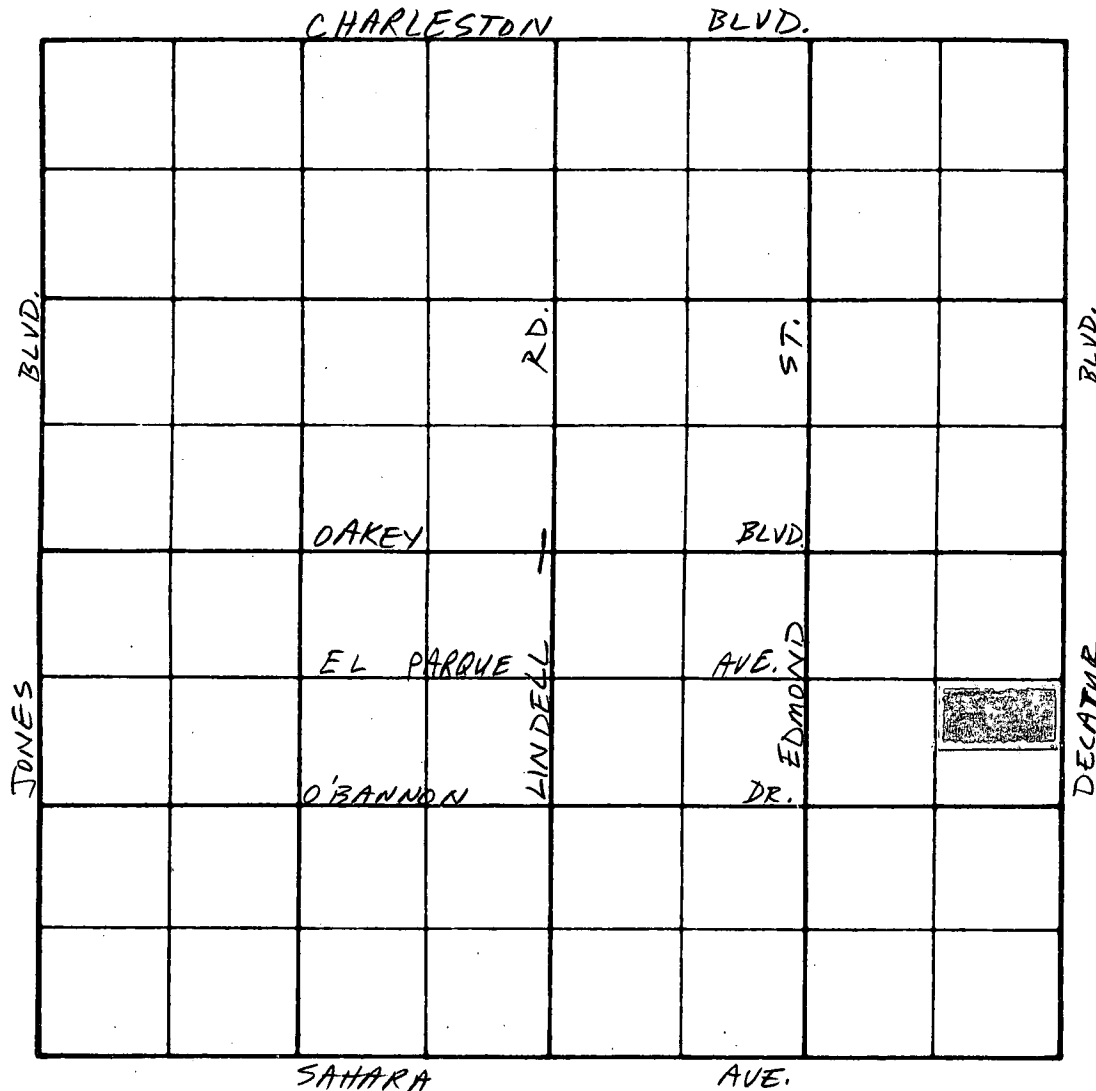


ANNEXATION PROCEDURES (ALTERNATE)

ANNEXATION NUMBER

A-1-84(A)

- _____ 1. Clerk for Date Stamping
- _____ 2. Log in - make up file - White label (A# - Applicant - G.L.)
- _____ 3. Prepare Name, Address & Annexation # for Foster's Secretary
- 1-17-84 4. Post Item Under Proper Planning Commission Meeting in Foster's Secretary's Office
- 1-17-84 5. Send Letter to Clark County Zoning for present zoning.
- 1-17-84 6. Request Comments from Public Services (Doug Peterson), Fire Services, Metro and Electric Division (George Ferris)
- _____ 7. Request Public Services check survey map for accuracy and form, and provide legal metes and bounds description.
- _____ 8. Planning Commission Hearing
- _____ 9. When okay received by Public Services, send memo to City Attorney requesting ordinance preparation including:
 - a. Date of 1st Reading
 - b. Effective Date
 - c. General location
 - d. Present and conforming zoning
 - e. Acreage
 - f. Reminder Annexation must be heard prior to Reading
 - g. Provision in ordinance for Master Plan of Streets & Highways
 Along with five (5) copies of the survey map to be attached to Ordinance
- _____ 10. Send letter to applicant stating when first ordinance reading
- _____ 11. Memo to Public Services requesting recordation.
- _____ 12. Send Memo to Public Services with certified copy of Annexation Ordinance CC: License, Fire, Building and Engineering (see sample)
- _____ 13. Send letter to Mabel Snyder with same information prior to effective date
- _____ 14. Send copy of Ordinance and Recorded Plat to Nevada Tax Commission by certified mail after effective date of annexation
- _____ 15. Send letter to County with effective date
- _____ 16. Send letter & copy of Ordinance to Applicant with effective date
- _____ 17. Send copy of ordinance to Ernie Hutchison, Election Department
- _____ 18. Send memo to Joel Harris, Permit Desk, advising annexation is effective (include location map).



APPROVED _____ 198__
 EFFECTIVE DATE _____ 198__

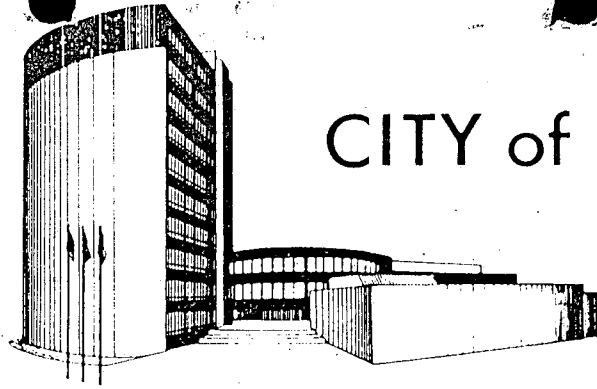
SECTION 1
 RANGE 60 E.
 TOWNSHIP 21 S.

ORD. _____

A-1-84

5.0 AC.

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 17, 1984

James J. Chaisson, Et Al
3175 E. Sahara Avenue
Las Vegas NV 89104

RE: A-1-84(A)

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at its regular meeting on January 24, 1984.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
Enclosure



SUPPLEMENTAL AGENDA:

1. A-1-84(A)

APPROVED

Petition of Annexation submitted by JAMES J. CHAISSON, ET AL to annex property generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, containing approximately 5 acres.

MR. NULL said the frontage lot on Decatur is zoned County C-2 and the rear lot is R-E with a Resolution of Intent to C-2, so the equivalent City zoning would be C-2, plus R-E with a Resolution of Intent to C-2. Staff would recommend approval.

ALDO LEPINSKI, 2040 East Oakey Boulevard, appeared as part owner of this property.

MRS. COLEMAN made a Motion for APPROVAL of A-1-84(A).

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, Mr. Kennedy,
Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

2. TEMPORARY ACCESS -
METROPOLITAN'S
ALTA MEADOWS
UNIT #1
TENTATIVE MAP

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a temporary access to connect Alta Drive with Waterville Circle to serve the model homes during construction of the subdivision.

MR. NULL stated the applicant wants a temporary access from Alta to the interior of the subdivision with a parking area along the street for direct access to their models. Staff would recommend approval, subject to: 1) Within two years or after the last unit in the tract is sold, whichever occurs first, by 30 days thereafter the temporary access drive to Alta is to be removed and any improvements previously removed or not completed are to be replaced as required by the Department of Engineering Services.

DIANA KOVACH, Wallace Engineering, 1100 East Sahara Avenue, appeared and represented the applicant. They agree to staff's recommendation.

MR. BUGBEE made a Motion for APPROVAL of the Temporary Access, Metropolitan's Alta Meadows Unit #1 Tentative Map.

Voting was as follows:

"AYES" Chairman Mack, Mr. Johnston, Mr. Kennedy,
Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this item would be heard by the City Council on February 1, 1984.

3. Z-69-76

REVIEW OF
CONDITION

ABEYANCE

Request of ARMOND MERLUZZI for a Review of Condition to allow a 23'6" building height where a maximum height of 21' was allowed and to alter the required aesthetic treatment to the proposed building on property generally located on the west side of Vista Drive, 206' south of Charleston Boulevard, C-1 Zone.

MR. FOSTER stated that at the time the applicant had the plot

1 Bill No. 84-20

2 ORDINANCE NO. 3114

3
4 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
5 VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF
6 SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND
7 CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID
8 TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY
9 AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN
10 FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED
11 TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF
12 THE COUNTY OF CLARK, STATE OF NEVADA; AND TO PROVIDE FOR OTHER
13 MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES
14 AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
15 (Annexation A-1-84(A))

11 Sponsored by
12 Councilman Ron Lurie

Summary: Annexes property described
generally as located at the south-
west corner of Decatur Boulevard
and El Parque Avenue

14 THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA,
15 DOES HEREBY ORDAIN AS FOLLOWS:

16 SECTION 1: The corporate limits of the City of Las
17 Vegas, Nevada, are hereby extended to include, annex to, and make
18 a part of the City of Las Vegas, Nevada, the following described
19 real property, to-wit:

20 Government Lots 81 and 83 in Section 1,
21 Township 21 South, Range 60 East, M.D.M.,
in the County of Clark, State of Nevada

22 SECTION 2: That said City Council has determined and
23 does hereby determine, that said described territory meets the
24 requirements provided by law for annexation to the City of Las
25 Vegas for the following reasons:

- 26 A. The area to be annexed was contiguous to the
27 City's boundaries at the time the annexation pro-
28 ceedings were instituted;
- 29 B. More than one-eighth (1/8) of the aggregate
30 external boundaries of the area are contiguous to the
31 City of Las Vegas;
- 32 C. The territory proposed to be annexed is not

CERTIFIED AS A TRUE COPY
Carol A. Hawley
CAROL ANN HAWLEY
CITY CLERK
CITY OF LAS VEGAS, NEVADA

(5 pages)
6-11-84

1 included within the boundaries of another incor-
2 porated city or within the boundaries of any unin-
3 corporated town as those boundaries existed as of
4 July 1, 1983;

5 D. The City of Las Vegas is eligible to annex the
6 area described in this report since the landowners
7 have signed a petition requesting annexation to
8 the City, said petition constituting one hundred
9 percent (100%) of the owners of record of individual
10 lots or parcels of land within the annexation area.

11 SECTION 3: The City of Las Vegas will provide police
12 protection through the Las Vegas Metropolitan Police Department,
13 fire protection, street maintenance, and library services
14 immediately upon annexation. Garbage collection by the company
15 franchised by the City will also be provided immediately. The
16 City sanitary sewer system will serve the proposed annexation
17 area. Any connection to or extension of this sewer line to serve
18 the annexation area shall be at the expense of the landowners.
19 Other services, such as participation in the City's recreational
20 programs, special educational classes and programs, public works
21 planning, building inspections, and other City Hall services
22 will also be available immediately. Utilities such as gas,
23 electricity, telephone, and water are provided by private utility
24 companies and other services to the area will not be affected by
25 annexation. Street paving, curbs and gutters, sidewalks and
26 street lights which are not in place at the time of annexation
27 will be installed in the presently developed areas upon the
28 request of the property owners and at their expense by means
29 of special assessment districts. Such improvements will be
30 extended into the undeveloped areas as development takes place
31 and the need therefor arises, and will be located according to
32 the needs of the area at that time. Such installations will

1 also be made at the expense of the property owners, either by
2 means of special assessment districts or as prerequisites to the
3 approval of subdivision plats or the issuance of building permits,
4 re-zonings, zone variances or special use permits.

5 SECTION 4: The annexation of said described territory
6 shall become effective on the 29th day of June, 1984, and on such
7 date the City of Las Vegas will have the funds appropriated in
8 sufficient amount to finance the extension into said described
9 territory of police protection, fire protection, street mainte-
10 nance, street sweeping, and street lighting maintenance.

11 SECTION 5: Said described territory, together with the
12 inhabitants and property thereof, shall, from and after the
13 29th day of June, 1984, be subject to all debts, laws, ordinances
14 and regulations in force in the City of Las Vegas and shall be
15 entitled to the same privileges and benefits as other parts of
16 said City, and shall be subject to municipal taxes levied by the
17 City of Las Vegas, Nevada.

18 SECTION 6: The City Engineer of the City of Las Vegas,
19 Nevada, is hereby instructed to cause to be prepared an accurate
20 map or plat of said described territory and to record the same,
21 together with a certified copy of this ordinance in the office of
22 the County Recorder of Clark County, Nevada, which said recording
23 shall be done prior to the 29th day of June, 1984.

24 SECTION 7: If any section, subsection, subdivision,
25 paragraph, sentence, clause or phrase in this Chapter or any
26 part thereof, is for any reason held to be unconstitutional, or
27 invalid or ineffective by any court of competent jurisdiction,
28 such decision shall not affect the validity or effectiveness of
29 the remaining portions of this Chapter or any part thereof. The
30 City Council of the City of Las Vegas hereby declares that it
31 would have passed each section, subsection, subdivision, para-
32 graph, sentence, clause or phrase thereof irrespective of the

1 fact that any one or more sections, subsections, subdivisions,
2 paragraphs, sentences, clauses or phrases be declared unconstitu-
3 tional, invalid or ineffective.

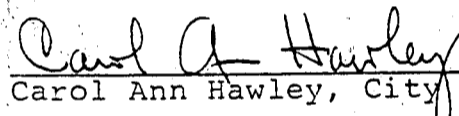
4 SECTION 8: All ordinances or parts of ordinances,
5 sections, subsections, phrases, sentences, clauses or paragraphs
6 contained in the Municipal Code of the City of Las Vegas, Nevada,
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 6th day of
9 June, 1984.

10 APPROVED:

11 
12 By William H. Briare
13 WILLIAM H. BRIARE, Mayor

14 ATTEST:

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16 Carol Ann Hawley, City Clerk
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A-1-84(A)

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 16th day of May,
3 1984, and referred to the following committee composed of
4 Councilmen Lurie and Levy
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 6th day of June,
7 1984, which was a regular meeting of said Council;
8 that at said regular meeting, the proposed ordinance
9 was read by title to the City Council as first introduced and
10 adopted by the following vote:

11
12 VOTING "AYE" Councilmen: Christensen, Levy, Lurie, Nolen & Mayor Briare

13 VOTING "NAY" Councilmen: NONE

14 ABSENT: NONE

15 APPROVED:

16
17 William H. Briare
18 BY WILLIAM H. BRIARE, Mayor

19 ATTEST:

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21 Carol Ann Hawley
22 Carol Ann Hawley, City Clerk

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30 CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

31 JUN 15 1 00 PM '84

32 FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT

A-1-84(A)

AGENDA DOCUMENTATION

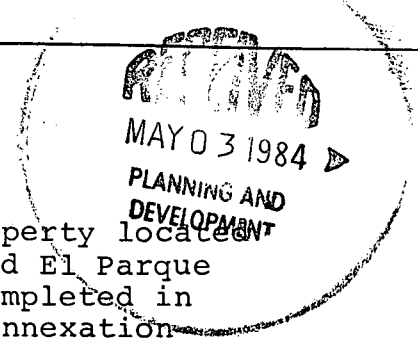
Date: May 2, 1984

TO: The City Council

FROM: Val Steed *Val Steed*
Deputy City Attorney

SUBJECT: Bill No.
Annexation No. A-1-84(A)

PURPOSE/BACKGROUND



The proposed ordinance annexes certain real property located at the southwest corner of Decatur Boulevard and El Parque Avenue. The annexation process has now been completed in accordance with the NRS and the final date of annexation (June 29, 1984) is set by this ordinance.

The following is pertinent information:

- Annexation No.: A-1-84(A)
- Property Located: At the southwest corner of Decatur Boulevard and El Parque Avenue
- Petitioned By: James J. Chaisson *E.T. AR,*
3175 E. Sahara
Las Vegas, Nevada 89104
- Acreage: Approximately 5 acres
- Zoned: C-2 and R-E under ROI to C-2
(County classification)

C-2 and R-E under ROI to C-2
(City equivalent)

FISCAL IMPACT

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

Agenda Item

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Bill No.

ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; AND TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
(Annexation A-1-84(A))

Sponsored by
Councilman Ron Lurie

Summary: Annexes property described generally as located at the southwest corner of Decatur Boulevard and El Parque Avenue

THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby extended to include, annex to, and make a part of the City of Las Vegas, Nevada, the following described real property, to-wit:

CRB Government Lots 81 and 83 in Section 1,
Township 21 South, Range 60 East, M.D.M.,
in the County of Clark, State of Nevada

SECTION 2: That said City Council has determined and does hereby determine, that said described territory meets the requirements provided by law for annexation to the City of Las Vegas for the following reasons:

- A. The area to be annexed was contiguous to the City's boundaries at the time the annexation proceedings were instituted;
- B. More than one-eighth (1/8) of the aggregate external boundaries of the area are contiguous to the City of Las Vegas;
- C. The territory proposed to be annexed is not

1 included within the boundaries of another incor-
2 porated city or within the boundaries of any unin-
3 corporated town as those boundaries existed as of
4 July 1, 1983;

5 D. The City of Las Vegas is eligible to annex the
6 area described in this report since the landowners
7 have signed a petition requesting annexation to
8 the City, said petition constituting one hundred
9 percent (100%) of the owners of record of individual
10 lots or parcels of land within the annexation area.

11 SECTION 3: The City of Las Vegas will provide police
12 protection through the Las Vegas Metropolitan Police Department,
13 fire protection, street maintenance, and library services
14 immediately upon annexation. Garbage collection by the company
15 franchised by the City will also be provided immediately. The
16 City sanitary sewer system will serve the proposed annexation
17 area. Any connection to or extension of this sewer line to serve
18 the annexation area shall be at the expense of the landowners.
19 Other services, such as participation in the City's recreational
20 programs, special educational classes and programs, public works
21 planning, building inspections, and other City Hall services
22 will also be available immediately. Utilities such as gas,
23 electricity, telephone, and water are provided by private utility
24 companies and other services to the area will not be affected by
25 annexation. Street paving, curbs and gutters, sidewalks and
26 street lights which are not in place at the time of annexation
27 will be installed in the presently developed areas upon the
28 request of the property owners and at their expense by means
29 of special assessment districts. Such improvements will be
30 extended into the undeveloped areas as development takes place
31 and the need therefor arises, and will be located according to
32 the needs of the area at that time. Such installations will

A-1-84(A)

1 also be made at the expense of the property owners, either by
2 means of special assessment districts or as prerequisites to the
3 approval of subdivision plats or the issuance of building permits,
4 re-zonings, zone variances or special use permits.

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7 date the City of Las Vegas will have the funds appropriated in
8 sufficient amount to finance the extension into said described
9 territory of police protection, fire protection, street mainte-
10 nance, street sweeping, and street lighting maintenance.

11 SECTION 5: Said described territory, together with the
12 inhabitants and property thereof, shall, from and after the
13 29th day of June, 1984, be subject to all debts, laws, ordinances
14 and regulations in force in the City of Las Vegas and shall be
15 entitled to the same privileges and benefits as other parts of
16 said City, and shall be subject to municipal taxes levied by the
17 City of Las Vegas, Nevada.

18 SECTION 6: The City Engineer of the City of Las Vegas,
19 Nevada, is hereby instructed to cause to be prepared an accurate
20 map or plat of said described territory and to record the same,
21 together with a certified copy of this ordinance in the office of
22 the County Recorder of Clark County, Nevada, which said recording
23 shall be done prior to the 29th day of June, 1984.

24 SECTION 7: If any section, subsection, subdivision,
25 paragraph, sentence, clause or phrase in this Chapter or any
26 part thereof, is for any reason held to be unconstitutional, or
27 invalid or ineffective by any court of competent jurisdiction,
28 such decision shall not affect the validity or effectiveness of
29 the remaining portions of this Chapter or any part thereof. The
30 City Council of the City of Las Vegas hereby declares that it
31 would have passed each section, subsection, subdivision, para-
32 graph, sentence, clause or phrase thereof irrespective of the
A-1-84(A)

1 fact that any one or more sections, subsections, subdivisions,
2 paragraphs, sentences, clauses or phrases be declared unconstitu-
3 tional, invalid or ineffective.

4 SECTION 8: All ordinances or parts of ordinances,
5 sections, subsections, phrases, sentences, clauses or paragraphs
6 contained in the Municipal Code of the City of Las Vegas, Nevada,
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this _____ day of
9 _____, 1984.

10 APPROVED:

11

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By _____
WILLIAM H. BRIARE, Mayor

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14 ATTEST:

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Carol Ann Hawley, City Clerk

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A-1-84(A)

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the ____ day of _____,
3 1984, and referred to the following committee composed of
4 Councilmen _____ and _____
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the ____ day of _____,
7 1984, which was a _____ meeting of said Council;
8 that at said _____ meeting, the proposed ordinance
9 was read by title to the City Council as first introduced and
10 adopted by the following vote:

11
12 VOTING "AYE" Councilmen: _____
13 VOTING "NAY" Councilmen: _____
14 ABSENT: _____

15 APPROVED:

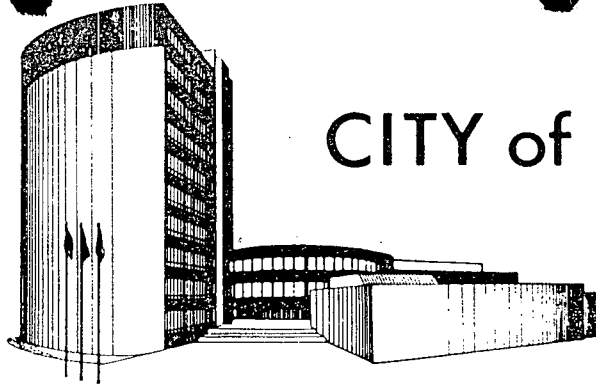
16
17 By _____
18 WILLIAM H. BRIARE, Mayor

19 ATTEST:
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21 _____
22 Carol Ann Hawley, City Clerk

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A-1-84(A)

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 20, 1984

CERTIFIED MAIL

Nevada State Tax Commission
State of Nevada
Carson City, Nevada 89701

RE: A-1-84(A) - Annexation

Gentlemen:

In compliance with Nevada Revised Statutes 268.600, a certified copy of an annexation ordinance for A-1-84(A) and recorded survey map are referred to your office.

The annexation area consists of approximately 5 acres of land and is generally located at the southwest corner of Decatur Boulevard and El Parque Avenue.

If there are any questions regarding this annexation, please advise.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jcd

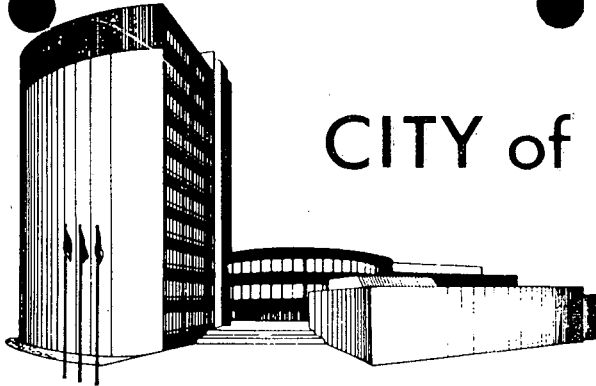
Attachments:

1. Annex. Ord.
2. Survey Map

cc: City Clerk
Director of Finance



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 20, 1984

Mr. Chuck Neiry
Clark County Elections Department
400 Las Vegas Boulevard South
Las Vegas Nevada 89101

RE: Annexation - A-1-84(A)

Dear Mr. Neiry:

Please be advised that a parcel of land containing approximately five acres, generally located at the southwest corner of Decatur Boulevard and El Parque Avenue, has been annexed to the City of Las Vegas, effective June 29, 1984.

A location map, a copy of the Annexation Ordinance #3114, and a copy of the survey map are attached for your reference.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

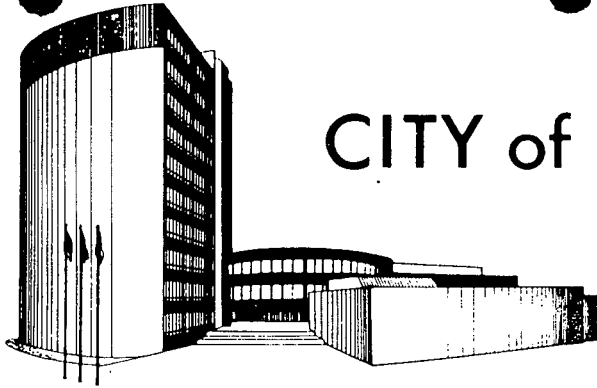
HPF:HAN:jcd

Attachments:

1. Loc. Map
2. Annex. Ord.
3. Survey Map



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 20, 1984

Mrs. Mabel Snyder
Clark County Tax Assessor's Office
Clark County Courthouse
Las Vegas, Nevada 89101

RE: Annexation - A-1-84(A)

Dear Mrs. Snyder:

Please be advised that a parcel of land containing approximately five acres, generally located at the southwest corner of Decatur Boulevard and El Parque Avenue, has been annexed to the City of Las Vegas, effective June 29, 1984.

A location map and a copy of the Annexation Ordinance #3114 are attached for your reference.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

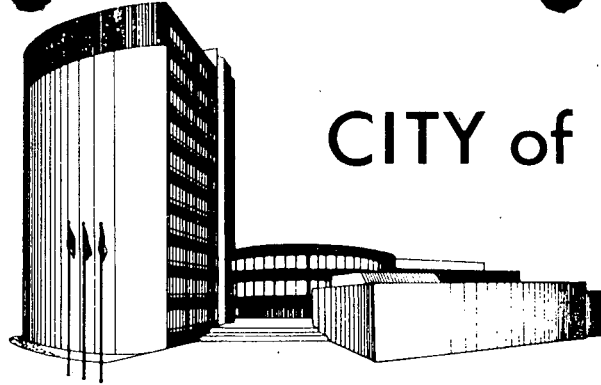
HPF:HAN:jcd

Attachments;

1. Location Map
2. Annex. Ord.



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 20, 1984

James J. Chaisson, Et Al
3175 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: A-1-84(A)

Dear Mr. Chaisson:

Please be advised that your petition to annex a parcel of land containing approximately 5 acres, generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, has been annexed to the City of Las Vegas, effective June 29, 1984.

The Annexation Ordinance #3114 is attached for your reference.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

A handwritten signature in cursive script that reads "Howard A. Null".

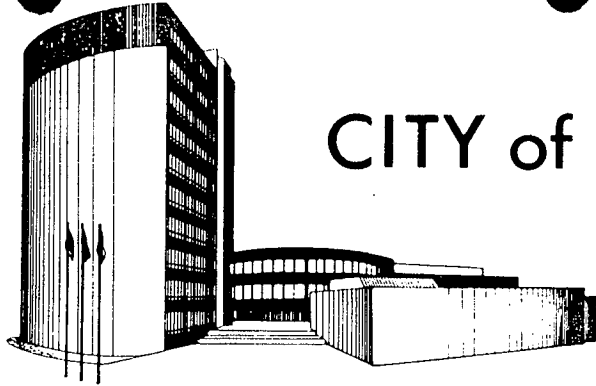
HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

Attachment
Annex. Ord.



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 20, 1984

Susan French
Clark County Comprehensive Planning
Bridger Building, 7th Floor
225 Bridger Avenue
Las Vegas, Nevada 89155

RE: Annexation - A-1-84(A)

Dear Ms. French:

Please be advised that a parcel of land containing approximately 5 acres, generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, has been annexed to the City of Las Vegas, effective June 29, 1984.

A location map and a copy of the Annexation Ordinance #3114 are attached for your reference.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

Attachments:

1. Loc. Map
2. Annex. Ord.

cc: Clark County Public Works
Right-of-Way Division
Clark County Business
License Bureau



INTER-OFFICE MEMORANDUM

Date

JUNE 20, 1984

TO: FIRE SERVICES, JIM LONG & PAULA LEMKE
BUSINESS ACTIVITY
PERMIT DESK, JOEL HARRIS
RIGHT-OF-WAY
BUILDING AND SAFETY

FROM: *Howard A. Null*
HOWARD A. NULL
CHIEF, PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

ANNEXATION: A-1-84(A)

JAMES J. CHAISSON, ET AL

COPIES TO:

ZONING DIVISION
CENTRAL TELEPHONE CO., CARMAN RHODA
CENTEL, DENNIS DOULDER

Please be advised that a parcel of land containing approximately 5 acres, generally located on the southwest corner of Decatur Boulevard and El Parque Avenue, has been annexed by the City of Las Vegas, effective June 29, 1984.

A location map and a copy of the Annexation Ordinance #3114 are attached for your reference.

HAN:jcd

Attachments:

1. Loc. Map
2. Annex. Ord.

1 Bill No. 84-20

2 ORDINANCE NO. 3114

3
4 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
5 VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF
6 SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND
7 CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID
8 TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY
9 AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN
10 FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED
11 TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF
12 THE COUNTY OF CLARK, STATE OF NEVADA; AND TO PROVIDE FOR OTHER
13 MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES
14 AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
15 (Annexation A-1-84(A))

11 Sponsored by
12 Councilman Ron Lurie

Summary: Annexes property described
generally as located at the south-
west corner of Decatur Boulevard
and El Parque Avenue

14 THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA,
15 DOES HEREBY ORDAIN AS FOLLOWS:

16 SECTION 1: The corporate limits of the City of Las
17 Vegas, Nevada, are hereby extended to include, annex to, and make
18 a part of the City of Las Vegas, Nevada, the following described
19 real property, to-wit:

20 Government Lots 81 and 83 in Section 1,
21 Township 21 South, Range 60 East, M.D.M.,
in the County of Clark, State of Nevada

22 SECTION 2: That said City Council has determined and
23 does hereby determine, that said described territory meets the
24 requirements provided by law for annexation to the City of Las
25 Vegas for the following reasons:

- 26 A. The area to be annexed was contiguous to the
27 City's boundaries at the time the annexation pro-
28 ceedings were instituted;
- 29 B. More than one-eighth (1/8) of the aggregate
30 external boundaries of the area are contiguous to the
31 City of Las Vegas;
- 32 C. The territory proposed to be annexed is not

CERTIFIED AS A TRUE COPY

Carol A. Hawley
CAROL ANN HAWLEY
CITY CLERK
CITY OF LAS VEGAS, NEVADA

(5 pages)
6-11-84

1 included within the boundaries of another incor-
2 porated city or within the boundaries of any unin-
3 corporated town as those boundaries existed as of
4 July 1, 1983;

5 D. The City of Las Vegas is eligible to annex the
6 area described in this report since the landowners
7 have signed a petition requesting annexation to
8 the City, said petition constituting one hundred
9 percent (100%) of the owners of record of individual
10 lots or parcels of land within the annexation area.

11 SECTION 3: The City of Las Vegas will provide police
12 protection through the Las Vegas Metropolitan Police Department,
13 fire protection, street maintenance, and library services
14 immediately upon annexation. Garbage collection by the company
15 franchised by the City will also be provided immediately. The
16 City sanitary sewer system will serve the proposed annexation
17 area. Any connection to or extension of this sewer line to serve
18 the annexation area shall be at the expense of the landowners.
19 Other services, such as participation in the City's recreational
20 programs, special educational classes and programs, public works
21 planning, building inspections, and other City Hall services
22 will also be available immediately. Utilities such as gas,
23 electricity, telephone, and water are provided by private utility
24 companies and other services to the area will not be affected by
25 annexation. Street paving, curbs and gutters, sidewalks and
26 street lights which are not in place at the time of annexation
27 will be installed in the presently developed areas upon the
28 request of the property owners and at their expense by means
29 of special assessment districts. Such improvements will be
30 extended into the undeveloped areas as development takes place
31 and the need therefor arises, and will be located according to
32 the needs of the area at that time. Such installations will

1 also be made at the expense of the property owners, either by
2 means of special assessment districts or as prerequisites to the
3 approval of subdivision plats or the issuance of building permits,
4 re-zonings, zone variances or special use permits.

5 SECTION 4: The annexation of said described territory
6 shall become effective on the 29th day of June, 1984, and on such
7 date the City of Las Vegas will have the funds appropriated in
8 sufficient amount to finance the extension into said described
9 territory of police protection, fire protection, street mainte-
10 nance, street sweeping, and street lighting maintenance.

11 SECTION 5: Said described territory, together with the
12 inhabitants and property thereof, shall, from and after the
13 29th day of June, 1984, be subject to all debts, laws, ordinances
14 and regulations in force in the City of Las Vegas and shall be
15 entitled to the same privileges and benefits as other parts of
16 said City, and shall be subject to municipal taxes levied by the
17 City of Las Vegas, Nevada.

18 SECTION 6: The City Engineer of the City of Las Vegas,
19 Nevada, is hereby instructed to cause to be prepared an accurate
20 map or plat of said described territory and to record the same,
21 together with a certified copy of this ordinance in the office of
22 the County Recorder of Clark County, Nevada, which said recording
23 shall be done prior to the 29th day of June, 1984.

24 SECTION 7: If any section, subsection, subdivision,
25 paragraph, sentence, clause or phrase in this Chapter or any
26 part thereof, is for any reason held to be unconstitutional, or
27 invalid or ineffective by any court of competent jurisdiction,
28 such decision shall not affect the validity or effectiveness of
29 the remaining portions of this Chapter or any part thereof. The
30 City Council of the City of Las Vegas hereby declares that it
31 would have passed each section, subsection, subdivision, para-
32 graph, sentence, clause or phrase thereof irrespective of the

1 fact that any one or more sections, subsections, subdivisions,
2 paragraphs, sentences, clauses or phrases be declared unconstitu-
3 tional, invalid or ineffective.

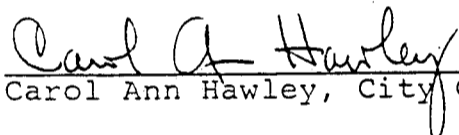
4 SECTION 8: All ordinances or parts of ordinances,
5 sections, subsections, phrases, sentences, clauses or paragraphs
6 contained in the Municipal Code of the City of Las Vegas, Nevada,
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 6th day of
9 June, 1984.

10 APPROVED:

11 
12 By William H. Briare
13 WILLIAM H. BRIARE, Mayor

14 ATTEST:

15 
16 Carol Ann Hawley
17 Carol Ann Hawley, City Clerk

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32

A-1-84(A)

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 16th day of May,
3 1984, and referred to the following committee composed of
4 Councilmen Lurie and Levy
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 6th day of June,
7 1984, which was a regular meeting of said Council;
8 that at said regular meeting, the proposed ordinance
9 was read by title to the City Council as first introduced and
10 adopted by the following vote:

11
12 VOTING "AYE" Councilmen: Christensen, Levy, Lurie, Nolen & Mayor Briare

13 VOTING "NAY" Councilmen: NONE

14 ABSENT: NONE

15 APPROVED:

16
17 William H. Briare
18 BY WILLIAM H. BRIARE, Mayor

19 ATTEST:

20
21 Carol Ann Hawley
22 Carol Ann Hawley, City Clerk

23
24
25
26
27
28
29
30 CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

31
32 JUN 15 1 00 PM '84

A-1-84(A)

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

-5- 1940

1898 192

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

Date: 1-18-84

To : HOWARD NULL, PLANNING DIVISION/CITY OF LAS VEGAS
Subject : A-1-84

This Department has no objections as long as this meets the requirements of the City.



O.A. STEELE, LIEUTENANT
TRAFFIC BUREAU

OAS:cp

PETITION FOR ANNEXATION

RECEIVED

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

JAN 16 2 58 PM '84
Carl Q. Harley
CITY CLERK

and

CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows: to-wit:

Government Lot Eighty-one (81) and Lot Eighty-three (83)
in Section 1, Township 21 South, Range 60 East, M.D.M.

(see attached)

NO. OF ACRES TO BE ANNEXED: five

GENERAL LOCATION OF ANNEXATION AREA: SW corner of Decatur & El Parque

Respectfully submitted,

NAME (Print)

SIGNATURE:

James J. Chaisson

James J. Chaisson

ADDRESS: 3175 E. Sahara

TELEPHONE #: 457-0333

Las Vegas, NV 89104

**Additional property owners may sign on an attached sheet.

A copy of the Deed of Ownership is required.

HAN:jk

John Milam

John Milam

ADDRESS: 3175 E. Sahara

Telephone 457-0333

Las Vegas, NV 89104

James J. Chaisson
John Milam

A-1-84 (A)

INTER-OFFICE MEMORANDUM

Date

June 14, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
 RIGHT-OF-WAY DIVISION

FROM:

Howard A. Null
 HOWARD A. NULL, CHIEF OF PLANNING DIVISION
 DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ANNEXATION
 RECORDATION: A-1-84 (A)

JAMES J. CHAISSON, ET AL

COPIES TO:

The above Annexation MUST BE RECORDED BEFORE June 27, 1984 .

Please return a Recorded Copy for our file.

Thank you.

HAN:jcd

Attachment

INTER-OFFICE MEMORANDUM

April 27, 1984

TO:

CITY ATTORNEY

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

ANNEXATION - A-1-84(A)

JAMES J. CHAISSON, ET AL

ORDINANCE PREPARATION

COPIES TO:

Please begin preparation of the annexation ordinance to have an effective date of June 29, 1984 for the subject annexation. This annexation is under the alternate annexation provisions provided for by N.R.S. 268.597.

The annexation area is generally located at the southwest corner of Decatur Boulevard and El Parque Avenue, containing approximately 5 acres of land. The land presently has the County Zoning of C-2 and R-E with a Resolution of Intent to C-2, equivalent City zoning is C-2 and R-E with a Resolution of Intent to C-2.

Please send us a copy of the Ordinance when it is completed. It is requested that the first reading of this Ordinance be May 16, 1984 and the second reading on June 20, 1984, City Council Meetings.

HPF:jcd

CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

April 27, 1984

DATE

TO: CITY MANAGER	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT OF ORDINANCE: ANNEXATION ORDINANCE - A-1-84(A) PREPARATION	APPROVED TO FORWARD: CITY MANAGER DATE:
SPONSOR: DATE:	DATE TO CITY ATTORNEY: DATE TO SUBMITTING DEPT:

INTER-OFFICE MEMORANDUM

April 26, 1984

<p>TO:</p> <p>Community Planning & Development</p>	<p>FROM:</p> <p>Engineering Services</p>
<p>SUBJECT:</p> <p>James J. Chaisson, Et Al A-1-84(A)</p>	<p>COPIES TO:</p> <p>C. D. Peterson Right-of-Way Right-of-Way Design Permits</p>

In accordance with your request dated February 27, 1984 attached is the legal description for use in the subject Annexation Ordinance. Also attached is the record of survey map to be recorded with the ordinance.

C. D. Peterson
C. D. PETERSON, R.L.S.

CDP:bc

Attchmts.

APR 26 1984
PLANNING AND
DEVELOPMENT

NO. 84-04-08

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC SERVICES
RIGHT OF WAY DESIGN SECTION
LEGAL DESCRIPTION

Tax Parcel No. _____ Document No. _____

Vesting ANNEXATION 1-84

Section SE $\frac{1}{4}$, Sec.1, T.21S., R.60E., M.D.M.

Street/Subdivision _____

Requested _____ Written jdw Checked bb Proofread de

Government Lots 81 and 83 in Section 1, Township 21 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada.

INTER-OFFICE MEMORANDUM

February 27, 1984

TO:

Denny Peterson 4/17
~~DENNIS~~ JENSEN, CHIEF OF LAND DEVELOPMENT
 AND FLOOD CONTROL DIVISION
 DEPT. OF ENGINEERING SERVICES

FROM:

Howard A. Null
 HOWARD A. NULL, CHIEF
 PLANNING DIVISION
 DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

A-1-84(A)
 JAMES J. CHAISSON, ET AL

COPIES TO:

Please check the attached survey map(s) provided by the applicant for accuracy and that it is in proper form for recording.

Please provide a proper legal description for the above referenced annexation.

We would appreciate receiving this data as soon as practical in order to schedule this Annexation for first Ordinance reading.

HAN:hb

Attachs: Survey Maps (2)
 Petition for Annexation
 Legal Description
 Location Map

ORD

A-1-84

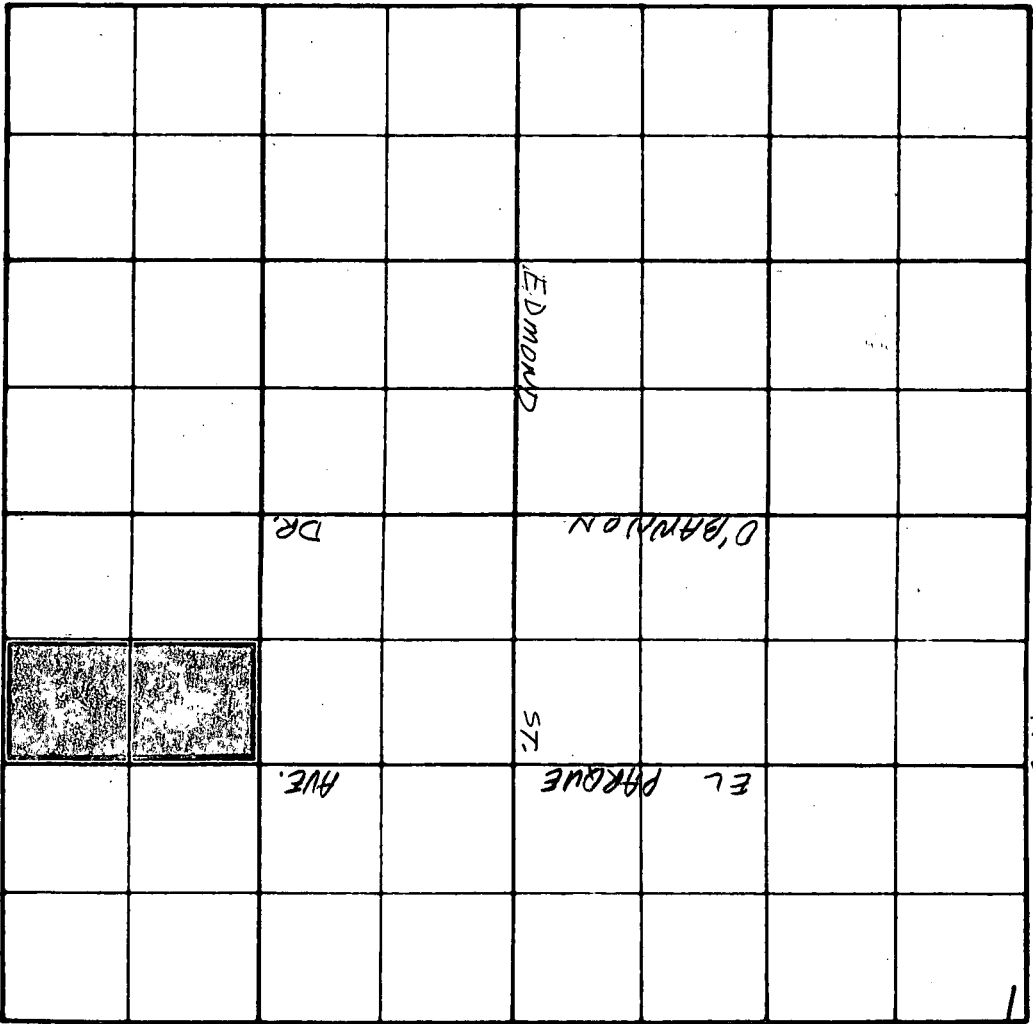
5.0 AC

APPROVED _____ 198
EFFECTIVE DATE _____ 198

SECTION 1 (S.E. 1/4)

RANGE 60 E.

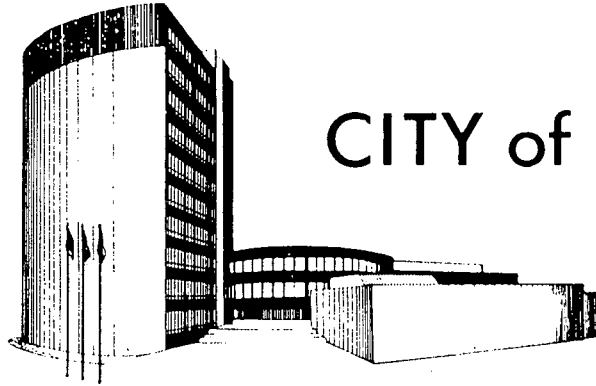
TOWNSHIP 21 S.



1" = 500'



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 26, 1984

James J. Chaisson, Et Al
3175 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: A-1-84(A)

Dear Mr. Chaisson:

Your petition to annex property generally located on the southwest corner of Decatur Boulevard and el Parque Avenue, containing approximately 5 acres was considered by the City Planning Commission on January 24, 1984.

The Commission voted to refer this item with a recommendation of APPROVAL.

After further review, this annexation will be forwarded to the City Council for final action. You will receive notification of this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk





Planning Commission

PUBLIC SERVICES BUILDING
401 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 386-4314

January 24, 1984

Mr. Howard A Null
Chief of Planning Division
Community Planning & Development
City of Las Vegas
400 E. Stewart
Las Vegas, NV 89101

RE: A-1-84 (A)

Dear Mr. Null:

This is to advise you that Government Lot 83, is currently zoned C-2 (General Commercial) District.

A zone change (ZC-265-78) was approved by the Board of County Commissioners on November 21, 1978, for C-2 zoning on Government Lot 81 and is currently under extension of time, to expire November 21, 1985.

I am enclosing a copy of the resolution.

Sincerely,

A handwritten signature in cursive script that reads 'Joyce Avery'.

Joyce Avery
Zoning Specialist

JA:dl

COMMISSIONERS

Thalia M. Dondero, Chairman • Jack R. Petitti, Vice-Chairman
Manuel J. Cortez, Karen Hayes, R.J. "Dick" Ronzone, Woodrow Wilson, Bruce L. Woodbury
Bruce W. Spaulding, County Manager • Joseph C. Denny, Assistant County Manager



Department of
Comprehensive Planning
Zoning Division

GREG BORGEL
COORDINATOR

PUBLIC SERVICES BUILDING
401 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 386-43

January 9, 1984

James Chaisson
3820 Hildebrand
Las Vegas 89121

APPLICATION # ZC-265-78

*The minutes
haven't come
through yet.*

Regarding the above referenced application, which was heard by the Board of County Commissioners on 1/4/84, please be advised that the application was Approved for an Extension of Time to expire 11/21/85, and is subject to all conditions of the original approval.

GREG BORGEL,
Coordinator

Enclosure

**** Applicant to provide adequate on-site parking for employees/customers full off-sites and dedicate right-of-way.**

COMMISSIONERS

Thara M. Dondoro, Chairman • Jack R. Pettit, Vice-Chairman
Manuel J. Torres, Karen Hayes, RUI, Dick Lanzetta, Woodrow W. Sch. Bruce L. Woodbury
Barbara W. Boardman, County Manager • Stephen G. DeJoy, Deputy Assistant County Manager

1/19/84

TO: COMMUNITY PLANNING & DEVELOPMENT

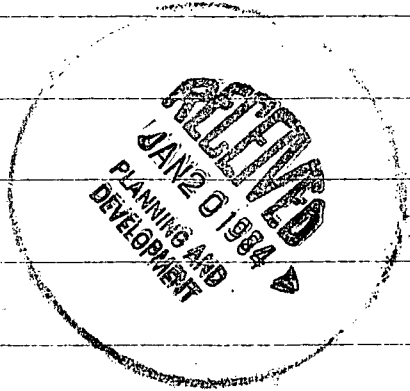
FROM: FIRE PREVENTION BUREAU

SUBJECT:

A-1-84(A)
5 ACRES SW CORNER DECATUR & EL PARQUE
TOYOTA WEST

- 1. No Objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Hydrants are to be installed and charged with water before construction begins.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Dead end fire lanes not to exceed 150'.
- 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:



Jim Long
FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

January 24, 1984

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

James J. Chaisson, Et Al
A-1-84(A)

COPIES TO:

Permits
Right-of-Way
Traffic Engineering
C. D. Peterson

Your memorandum dated January 17, 1984 requested comments from this Department as soon as possible concerning the petition of James J. Chaisson, et al for the annexation of property generally located on the southwest corner of Decatur Boulevard and El Parque Avenue and containing approximately five acres into the corporate limits of the City of Las Vegas.

This Department has no objections to the granting of this petition as there is ample sanitary sewers in the area as well as other utilities. Drainage is presently being handled by surface drainage.



C. D. PETERSON
Land Development & Flood Control

CDP:bc



INTER-OFFICE MEMORANDUM

Date

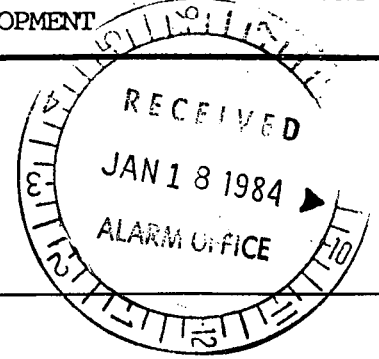
January 17, 1984

TO: ENGINEERING SERVICES DEPARTMENT
 FIRE SERVICES (JIM LONG)
 ✓FIRE SERVICES, ALARM OFFICE (PAULA)
 METROPOLITAN POLICE DEPARTMENT
 GEORGE FERRIS, ELECTRICAL DIVISION

FROM: HOWARD A. NULL, CHIEF
 PLANNING DIVISION
 DEPARTMENT OF COMMUNITY PLANNING
 AND DEVELOPMENT

SUBJECT: A-1-84 (A)
 JAMES J. CHAISSON, ET AL

COPIES TO:



Please provide your comments regarding the subject Annexation Petition for property generally located southwest corner of Decatur Blvd. and El Parque Avenue containing approximately 5 acres of land.

In particular, we need to know if sewer and drainage as well as other facilities will be adequate to handle this proposed annexation. This petition for annexation will be heard at the January 24, 1984 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference. Also attached is a copy of the Petition for Annexation..

HAN:jk
 attachments: Petition for Annexation
 Location Map

No Comment
Don Kilbert
Planning Aide
1-18-84



RECEIVED
MAY 19 1974
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

RECEIVED
MAY 19 1974
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

INTER-OFFICE MEMORANDUM

Date

January 17, 1984

TO:

ENGINEERING SERVICES DEPARTMENT
FIRE SERVICES (JIM LONG)
FIRE SERVICES, ALARM OFFICE (PAULA)
METROPOLITAN POLICE DEPARTMENT
GEORGE FERRIS, ELECTRICAL DIVISION

FROM:

HOWARD A. NULL, CHIEF
PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

A-1-84(A)
JAMES J. CHAISSON, ET AL

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located southwest corner of Decatur Blvd. and El Parque Avenue

containing approximately 5 acres of land.

In particular, we need to know if sewer and drainage as well as other facilities will be adequate to handle this proposed annexation. This petition for annexation will be heard at the January 24, 1984 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference. Also attached is a copy of the Petition for Annexation.

HAN:jk

attachments: Petition for Annexation
 Location Map

C I T Y O F L A S V E G A S

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

ANNEXATION TRANSMITTAL

DATE: January 17, 1984

TO: JOHN G. VORNSAND, ZONING ADMINISTRATOR
CLARK COUNTY DEPARTMENT OF BUILDING
AND ZONING, ZONING DIVISION
CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

RE: A-1-84(A)
JAMES J. CHAISSON, ET AL

An annexation petition has been submitted to the City of Las Vegas on property generally located southwest corner of Decatur Blvd. and El Parque Avenue, containing approximately 5 acres of land.

Please advise me of the present zoning for this property, as well as any resolutions of intent that have been approved giving the zoning case number and date of expiration. I am attaching a copy of the petition containing the legal description and a location map for your reference. I would appreciate receiving this information at your earliest convenience.

Sincerely,
COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Howard A. Null, Chief
Planning Division

HAN:bjl
attachments: Petition
Legal Description
Location Map

PETITION FOR ANNEXATION

RECEIVED

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

JAN 16 2 58 PM '84
Carl G. Harley
CITY CLERK

and

CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows: to-wit:

Government Lot Eighty-one (81) and Lot Eighty-three (83)
in Section 1, Township 21 South, Range 60 East, M.D.M.

(see attached)

NO. OF ACRES TO BE ANNEXED: five

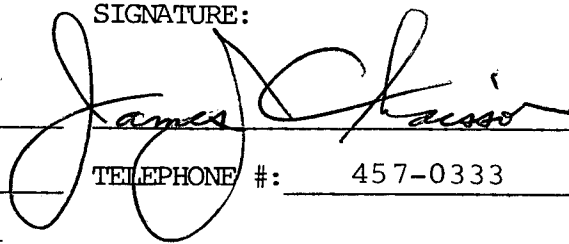
GENERAL LOCATION OF ANNEXATION AREA: SW corner of Decatur & El Parque

Respectfully submitted,

NAME (Print)

SIGNATURE:

James J. Chaisson



ADDRESS: 3175 E. Sahara

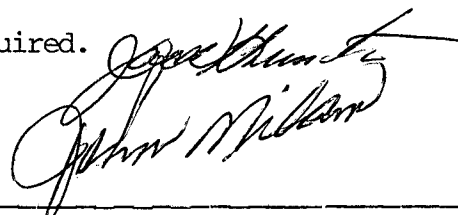
TELEPHONE #: 457-0333

Las Vegas, NV 89104

**Additional property owners may sign on an attached sheet.

A copy of the Deed of Ownership is required.

HAN:jk

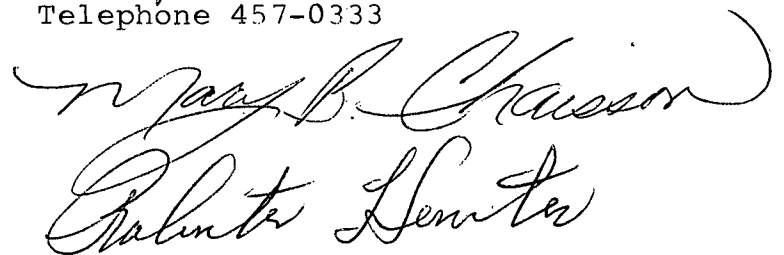


John Milam

ADDRESS: 3175 E. Sahara

Telephone 457-0333

Las Vegas, NV 89104



A-1-84 (A)

Affix R. P. T. T., \$ 132.00

Grant, Bargain, Sale Deed

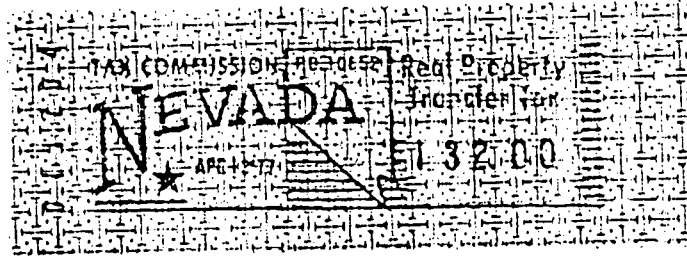
THIS INDENTURE WITNESSETH: That LEO BEA BARTON and STANISLAWA BARTON, his wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ALDO LIPPETTI and MARIA LIPPETTI, husband and wife as joint tenants as to an undivided 1/4 interest; JACK HUNTER and ROBERTA HUNTER, husband and wife as joint tenants as to an undivided 1/4 interest; JAMES J. CHAISSON and MARY B. CHAISSON, husband and wife, as joint tenants as to an undivided 1/4 interest and JOHNNIE MILAM, a single man as to an undivided 1/4 interest

all that real property situate in the _____ County of CLARK State of Nevada, bounded and described as follows:

Government Lot Eighty-one (81) of Section 1, Township 21 South, Range 60 East, M.D.M.
EXCEPT the interest in the North thirty (30.00) feet and the West Thirty (30.00) feet of said land as conveyed to Clark County by deed recorded November 6, 1970 as Document No. 61318, Official Records.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-1977.
 - (2) Restrictions, Conditions, Reservations, Rights, Rights of Way, Easements now of Record.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand s this 7th day of April, 19 77

Leo Bea Barton
LEO BEA BARTON

STATE OF NEVADA }
COUNTY OF CLARK } SS.

Stanislawa Barton
STANISLAWA BARTON

On April 7, 1977
personally appeared before me, a Notary Public, LEO BEA BARTON
STANISLAWA BARTON

who acknowledged that they executed the above instrument.

Signature Maryanne C. Cleveland
(Notary Public)

(Notarial Seal)

ESCROW NO. LV-167933-MC RECORDER'S
ORDER NO. LV-167933-MC INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: James J. Chaisson et al
c/o Ed Fountain Motors, Inc. 3175 E. Sahara
Las Vegas, Nevada, 89104



Notary Public, State of Nevada
CLARK COUNTY
Maryanne C. Cleveland
My Commission Expires _____

INST. NO. 686572
OFFICIAL RECORD BOOK NO. 727
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.

APR 13 3 34 PM '77

CLARK COUNTY NEVADA
JOAN L SWIFT RECORDER
FEE 3.00 DEPUTY md

Affix R. P. T. T., \$ None

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That ALDO LIPPETTI and MARIA LIPPETTI, his wife; JACK HUNTER and ROBERTA HUNTER, his wife; JAMES J. CHAISSON and MARY B. CHAISSON, his wife; and JOHNNIE MILAM, a single man

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to A & J'S INVESTMENTS, A PARTNERSHIP

all that real property situate in the _____ County of Clark State of Nevada, bounded and described as follows:

Government Lot Eighty-three (83) in Section 1, Township 21 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM the interest in and to the East Sixty (60) feet as conveyed to the County of Clark for roads, utilities, other public and incidental purposes by deed recorded December 7, 1966 as Document No. 612816, Official Records, Clark County, Nevada.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1976-1977.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand s this 14th day of March, 1977

STATE OF NEVADA }
COUNTY OF CLARK } SS.

On March 14, 1977
personally appeared before me, a Notary Public, _____
ALDO LIPPETTI & MARIA LIPPETTI:
JACK HUNTER & ROBERTA HUNTER:
JAMES J. CHAISSON & MARY B. CHAISSON &
JOHNNIE MILAM

Aldo Lippetti
ALDO LIPPETTI

Maria Lippetti
MARIA LIPPETTI

Jack Hunter
JACK HUNTER

Roberta Hunter
ROBERTA HUNTER

James J. Chaisson
JAMES J. CHAISSON

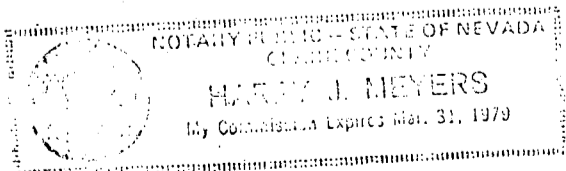
Mary B. Chaisson
MARY B. CHAISSON

Johnnie Milam
JOHNNIE MILAM

who acknowledged that the y executed the above instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO. 167710-114 RECORDER'S
ORDER NO. LV 67094 INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: A & J's Investments
3175 East Sahara, Las Vegas, Nevada 89104

INST. NO. 676858
OFFICIAL RECORD BOOK NO. _____
RECORDED AT REQUEST OF 717
TITLE INSURANCE AND TRUST CO.
MAR 16 9 43 AM '77
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 3.00 DEPUTY ma

3