

**Planning & Development Department
Scanning Cover Sheet**

Case No A-1-86

APN N/A

Location Mohawk St. & Via Olivera Ave

Applicant Dr. Armand Guilbeault

Subject

Proposal for Annexation



3 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
4 VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF
5 SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND
6 CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID
7 TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY
8 AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN
9 FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED
10 TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF
11 THE COUNTY OF CLARK, STATE OF NEVADA; DESIGNATING THE ZONING
12 CLASSIFICATION(S) APPLICABLE TO SAID TERRITORY; PROVIDING FOR
13 OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL
14 ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
15 (Annexation A-1-86(A))

10 Sponsored by:
11 Councilman Ron Lurie

Summary: Annexes property described
generally as located on the
southeast corner of Mohawk Street
and Via Olivero Avenue.

12 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
13 ORDAIN AS FOLLOWS:

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

18 Lot 4 of Parcel Map File 21, Page 74 and
19 the Northerly 179.00 feet of the $W\frac{1}{2}$ $W\frac{1}{2}$
20 $SE\frac{1}{4}$ $SW\frac{1}{4}$ $SE\frac{1}{4}$ of Section 1, T. 21 S., R. 60 E.,
21 M.D.M., City of Las Vegas, 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 City's
- 27 boundaries at the time the annexation proceedings
- 28 were instituted;
- 29 B. More than one-eighth (1/8) of the aggregate exter-
- 30 nal 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 Ann Hawley
CAROL ANN HAWLEY
CITY CLERK
CITY OF LAS VEGAS, NEVADA
3-24-87
(5 pages)

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 area
6 described in this report since the landowners have
7 signed a petition constituting one hundred percent
8 (100%) of the owners of record of individual lots
9 or parcels of land within the annexation area.

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

1 assessment districts or as prerequisites to the approval of sub-
2 division plats or the issuance of building permits, re-zonings,
3 zone variances or special use permits.

4 SECTION 4: The annexation of said described territory
5 shall become effective on the 27th day of March, 1987, and on
6 such date the City of Las Vegas will have the funds appropriated
7 in sufficient amount to finance the extension into said described
8 territory of police protection, fire protection, street main-
9 tenance, street sweeping, and street lighting maintenance.

10 SECTION 5: Said described territory, together with the
11 inhabitants and property thereof, shall, from and after the 27th
12 day of March, 1987, be subject to all debts, laws, ordinances and
13 regulations in force in the City of Las Vegas and shall be
14 entitled to the same privileges and benefits as other parts of
15 said City, and shall be subject to municipal taxes levied by the
16 City of Las Vegas, Nevada.

17 SECTION 6: The City Engineer of the City of Las Vegas,
18 Nevada, is hereby instructed to cause to be prepared an accurate
19 map or plat of said described territory and to record the same,
20 together with a certified copy of this ordinance in the office of
21 the County Recorder of Clark County, Nevada, which said recording
22 shall be done prior to the 27th day of March, 1987.

23 SECTION 7: The said described territory, which hereto-
24 fore has been zoned R-E (County of Clark classification), is
25 hereby classified as N-U (City of Las Vegas classification),
26 which is deemed to be the City equivalent of said County classi-
27 fication.

28 SECTION 8: If any section, subsection, subdivision,
29 paragraph, sentence, clause or phrase in this ordinance or any
30 part thereof, is for any reason held to be unconstitutional, or
31 invalid or ineffective by any court of competent jurisdiction,
32 such decision shall not affect the validity or effectiveness of

1 the remaining portions of this ordinance or any part thereof.
2 The City Council of the City of Las Vegas hereby declares that it
3 would have passed each section, subsection, subdivision,
4 paragraph, sentence, clause or phrase thereof irrespective of the
5 fact that any one or more sections, subsections, subdivisions,
6 paragraphs, sentences, clauses or phrases be declared unconstitu-
7 tional, invalid or ineffective.

8 PASSED, ADOPTED and APPROVED this 18th day of
9 March, 1987.



APPROVED:

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

14 ATTEST:

15 Carol Ann Hawley
16 CAROL ANN HAWLEY, City Clerk

[Handwritten signature]
13-20-87

32

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 18th day of February, 1987,
3 and referred to the following committee composed of Councilmen
4 Lurie and Bunker for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 18th day of March, 1987, which was a
7 regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE" Councilmen Bunker, Levy, Lurie, Nolen and Mayor Briare
12 VOTING "NAY" Councilmen NONE
13 ABSENT: NONE



APPROVED:

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

20 Carol Ann Hawley
21 CAROL ANN HAWLEY, City Clerk

A-1-86(A)

3277

3.27-87

apx. 1.0 acres?

g/ SE corner of
rehab st +
Via Oliviero Ave.

268.570-268.608

inclusive,

INTER-OFFICE MEMORANDUM

Date

Mar. 26, 1987

<p>TO: RIGHT-OF-WAY ACQUISITION, DEPARTMENT OF PUBLIC WORKS</p>	<p>FROM: <i>RS</i> ROBERT S. GENZER, PRINCIPAL PLANNER DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>
<p>SUBJECT: RECORDATION: A-1-86(A) DR. ARMAND GUILBEAULT</p>	<p>COPIES TO:</p>

Subject Annexation MUST BE RECORDED BEFORE March 27, 1987.

Please return a Recorded Copy for our files.

Thank you.

RSG:erh

Attachment

1 Bill No. 87-12

2 Ordinance No. 3277

3 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
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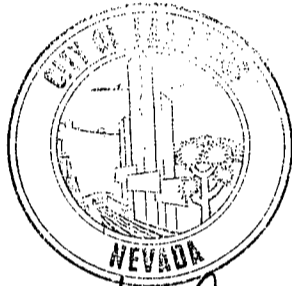
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7 tional, invalid or ineffective.

8 PASSED, ADOPTED and APPROVED this 18th day of
9 March, 1987.



10 APPROVED:

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13 BY William H. Briare
WILLIAM H. BRIARE, Mayor

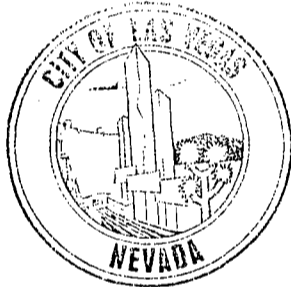
14 ATTEST:

15 Carol Ann Hawley
16 CAROL ANN HAWLEY, City Clerk

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3-20-87

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10 following vote:

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12 VOTING "NAY" Councilmen NONE
13 ABSENT: NONE



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

19 ATTEST:
20 Carol Ann Hawley
21 CAROL ANN HAWLEY, City Clerk

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NOTICE TO PUBLISH

Las Vegas, Nevada

Date: March 18, 1987

TO: LAS VEGAS Review-Journal

FROM: CITY CLERK

SUBJECT: PUBLICATION OF BILL NO. 87-12 ORDINANCE NO. 3277 ANNEXATION NO. A-1-87(A)
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF MOHAWK STREET AND VIA OLIVERO
AVENUE; PETITIONED BY: DR. ARMAND GUILBEAULT; ACREAGE: APPROXIMATELY 1.0
ACRES; ZONED: R-E (COUNTY EQUIVALENT).

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Saturday, March 21, 1987 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)

Carol A. Hartley
CITY CLERK

cc: Finance Department - Accounts Payable
City Attorney - (on Ordinances only)
Community Planning & Development ✓

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Bill No. 87-12

Ordinance No. 3277

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; DESIGNATING THE ZONING CLASSIFICATION(S) APPLICABLE TO SAID TERRITORY; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
(Annexation A-1-86(A))

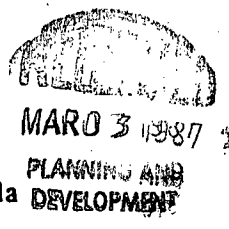
Sponsored by: Councilman Ron Lurie
Summary: Annexes property described generally as located on the southeast corner of Mohawk Street and Via Olivero Avenue.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of February, 1987, and referred to the following committee composed of Councilmen Lurie and Bunker for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of March, 1987, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE" Councilmen: Bunker, Levy, Lurie, Nolen and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

NOTICE TO PUBLISH



Las Vegas, Nevada

Date: March 2, 1987

TO: LAS VEGAS Review-Journal

FROM: CITY CLERK

SUBJECT: PUBLICATION OF BILL NO. 87-12 ANNEXATION NO. A-1-86(A)
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF MOHAWK STREET AND VIA OLIVERO
AVENUE; PETITIONED BY: DR. ARMAND GUILBEAULT; ACREAGE: APPROXIMATELY 1.0
ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT)

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Thursday, March 5, 1987 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)

Carol A. Hawley
CITY CLERK

cc: Finance Department - Accounts Payable
City Attorney - (on Ordinances only)
Community Planning & Development

Bill No. 87-12

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(Annexation A-1-86(A))

Sponsored by:
Councilman Ron Lurie

Summary: Annexes property described generally as located on the southeast corner of Mohawk Street and Via Olivero Avenue.

At a City Council meeting

February 18, 1987

BILL NO. 87-12 WAS READ BY TITLE
AND REFERRED TO RECOMMENDING COMMITTEE:

COUNCILMEN Lurie

and Bunker

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

FROM: Val Steed
Deputy City Attorney *Val Steed*

SUBJECT: Bill No.
Annexation No. A-1-86(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the southeast corner of Mohawk Street and Via Olivero Avenue. The annexation process has now been completed in accordance with the NRS and the final date of annexation (March 27, 1987) is set by this ordinance.

The following is pertinent information:

- Annexation No.: A-1-86(A)
- Property Located: On the southeast corner of Mohawk Street and Via Olivero Avenue.
- Petitioned By: Dr. Armand Guilbeault
5320 W. Sahara Avenue
Las Vegas, Nevada 89102
- Acreage: Approximately 1.0 acres
- Zoned: R-E (County classification)
N-U (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

[Empty box for Agenda Item]

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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-
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17 SECTION 6: The City Engineer of the City of Las Vegas,
18 Nevada, is hereby instructed to cause to be prepared an accurate
19 map or plat of said described territory and to record the same,
20 together with a certified copy of this ordinance in the office of
21 the County Recorder of Clark County, Nevada, which said recording
22 shall be done prior to the 27th day of March, 1987.

23 SECTION 7: The said described territory, which hereto-
24 fore has been zoned R-E (County of Clark classification), is
25 hereby classified as N-U (City of Las Vegas classification),
26 which is deemed to be the City equivalent of said County classi-
27 fication.

28 SECTION 8: If any section, subsection, subdivision,
29 paragraph, sentence, clause or phrase in this ordinance or any
30 part thereof, is for any reason held to be unconstitutional, or
31 invalid or ineffective by any court of competent jurisdiction,
32 such decision shall not affect the validity or effectiveness of

1 the remaining portions of this ordinance or any part thereof.
2 The City Council of the City of Las Vegas hereby declares that it
3 would have passed each section, subsection, subdivision,
4 paragraph, sentence, clause or phrase thereof irrespective of the
5 fact that any one or more sections, subsections, subdivisions,
6 paragraphs, sentences, clauses or phrases be declared unconstitu-
7 tional, invalid or ineffective.

8 PASSED, ADOPTED and APPROVED this _____ day of
9 _____, 1987.

10 APPROVED:

11
12
13 By _____
WILLIAM H. BRIARE, Mayor

14 ATTEST:

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16 _____
CAROL ANN HAWLEY, City Clerk

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The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 1987, and referred to the following committee composed of Councilmen _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1987, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE" Councilmen _____
VOTING "NAY" Councilmen _____
ABSENT: _____

APPROVED:

By _____
WILLIAM H. BRIARE, Mayor

ATTEST:

CAROL ANN HAWLEY, City Clerk

INTER-OFFICE MEMORANDUM

January 15, 1987

TO:

Harold P. Foster, Director
Community Planning

FROM:

George F. Ogilvie
George F. Ogilvie,
City Attorney

SUBJECT:

Ordinance Request - Annexation
A-1-86(A) - Dr. Armand Guilbeault

COPIES TO:

Val Steed

RECEIVED
JAN 15 1987
PLANNING & DEVELOPMENT

This will acknowledge receipt of your ordinance request memorandum dated January 14, 1987, regarding the above subject. This request has been assigned to Val Steed and he should have it completed no later than February 6, 1987. If the urgency of this matter requires an earlier answer, or if you have any questions, please feel free to contact him.

GFO/ph

CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

January 14, 1987

DATE

TO: CITY MANAGER	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT OF ORDINANCE: A-1-86(A) DR. ARMAND GUILBEAULT	APPROVED TO FORWARD: CITY MANAGER DATE:
SPONSOR: DATE:	DATE TO CITY ATTORNEY: DATE TO SUBMITTING DEPT:

INTER-OFFICE MEMORANDUM

January 14, 1987

TO:

GEORGE OGILVIE
CITY ATTORNEY

FROM:

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

SUBJECT:

ANNEXATION A-1-86(A) - DR. ARMAND
GUILBEAULT - ORDINANCE PREPARATION

COPIES TO:

ROBERT S. GENZER

Please prepare an ordinance with an effective date of March 27, 1987 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 on the southeast corner of Mohawk Street and Via Olivero Avenue, containing approximately 1.0 acre of land. The County zoning is R-E. The City's zoning equivalent would be N-U.

Please send us a copy of the ordinance when it is completed. It is requested that the first reading of this ordinance be scheduled for February 18, 1987, with a final reading on March 18, 1987, City Council meetings.

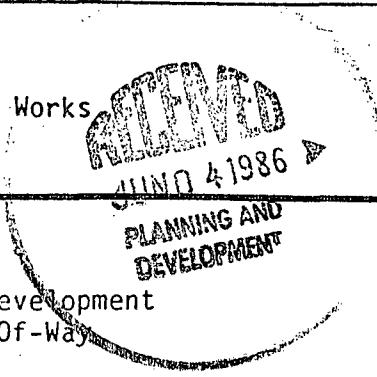
HPF:RSG:lm

Attachment

INTER-OFFICE MEMORANDUM

June 2, 1986

TO: Community Planning and Development	FROM: Public Works
SUBJECT: DR. ARMAND GUILBEAULT A-1-86 (A)	COPIES TO: Land Development Right-Of-Way Survey Traffic Engineering



This Department has examined the map submitted with the subject annexation petition. We regret that the following matters be attended to prior to the recordation of this exhibit:

1. Have the surveyor place his seal upon the map and his signature across the seal with the date below it.
2. Move the westerly annexation boundary to the center of Mohawk Street.
3. In the Legal description, change the description to reflect the above.
4. In the recording block, change "Of Surveys" to "Of Plats". This map does not constitute a Record of Survey.

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

CDP/grc



Department of
Comprehensive Planning

Zoning Division

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

April 7, 1986

Mr. Robert Genzer
Department of Community Planning & Development
400 E. Stewart
Las Vegas, NV 89101

RE: A-1-86(A)

This is to verify that the above referenced annexation area is presently zoned R-E (Rural Estates Residential) District. At this time there are no pending applications.

JOYCE AVERY
SR. ZONING SPECIALIST

/dl

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. A-1-86(A) - DR. ARMAND GUILBEAULT

Petition of Annexation for property generally located on the southeast corner of Mohawk Street and Via Olivero Avenue.

Staff Recommendation: APPROVAL

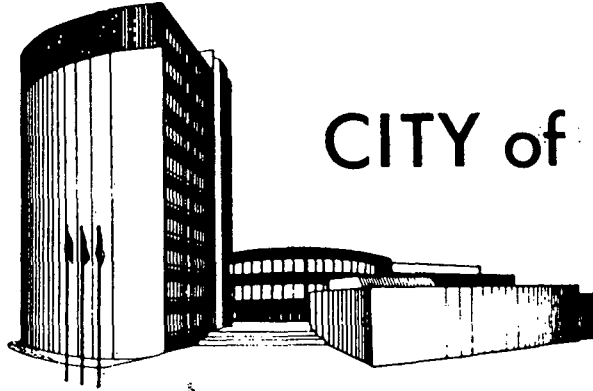
Bugbee -
APPROVED
Unanimous
(Mack, Johnston and Coleman excused)

MR. FOSTER stated this is a five acre parcel. It has County R-E zoning and the City equivalent would be N-U. Staff would recommend approval.

FRANK CIGLIANO, 5300 West Sahara Avenue, appeared and represented the application.

(8:22-8:23)

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 2, 1986

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

RE: ANNEXATION - A-1-86(A)

Dear Ms. Neiry:

Attached is a location map for a new annexation request,
submitted by Dr. Armand Guilbeault.

We are forwarding this for your information only, as per your request.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:jrm

Attachment: Location Map



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 2, 1986

ANNEXATION TRANSMITTAL

Mr. Greg Borgel, Zoning Coordinator
Clark County Department of
Building and Zoning
401 South Fourth Street
Las Vegas, Nevada 89101

RE: Annexation A-1-86(A) DR. ARMAND GUILBEAULT

Dear Mr. Borgel:

An annexation request has been submitted to the City of Las Vegas on property generally located at the southeast corner of Mohawk Street and Via Olivero Avenue

containing approximately 1.1 acres of land:

Please advise us 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.

Attached is a copy of the location map for your reference.

We would appreciate receiving this information at your earliest convenience.

Sincerely,

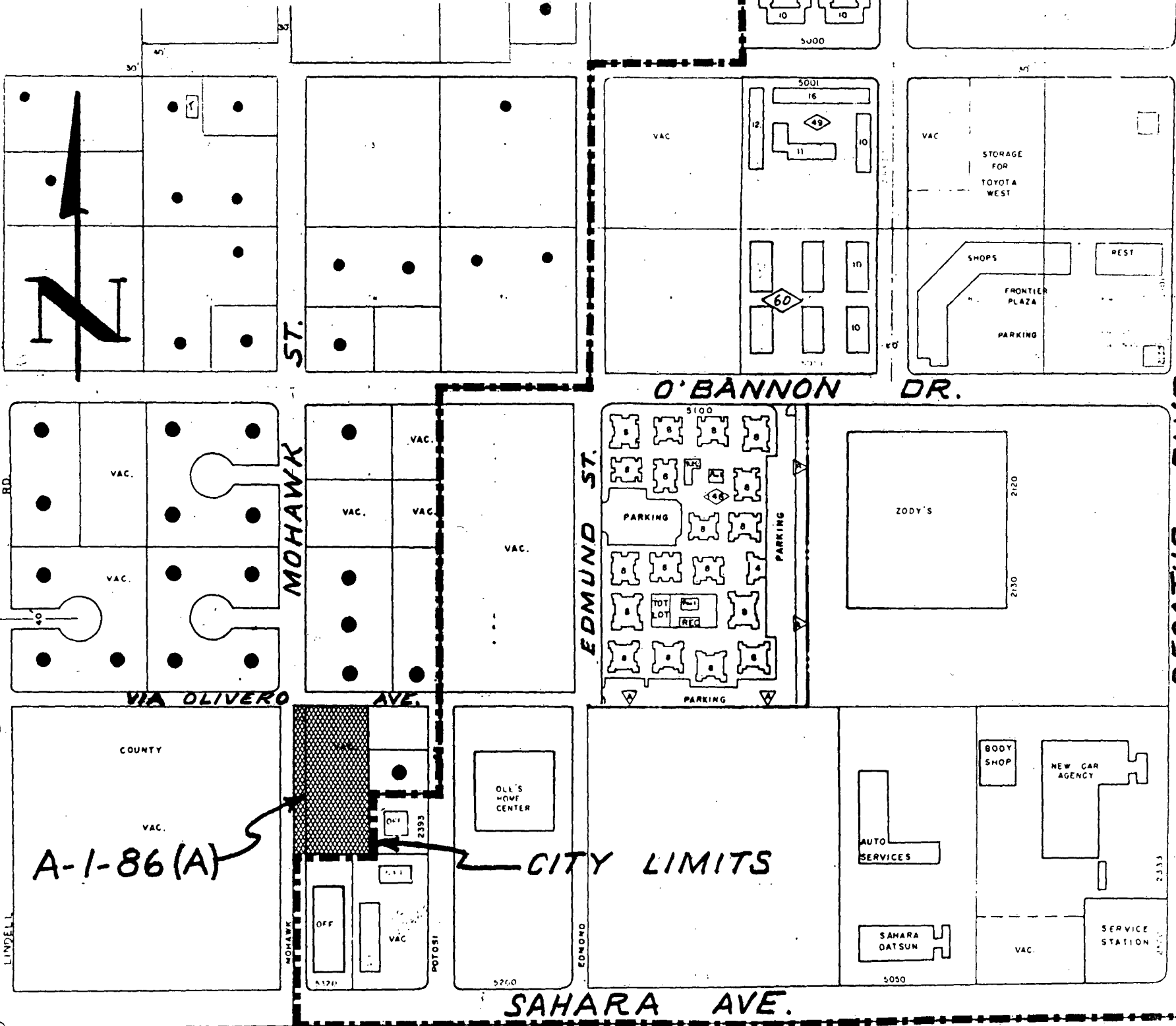
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:jrm

Attachment: Location Map





A-1-86(A)

CITY LIMITS

SAHARA AVE.

O'BANNON DR.

ST.

MOHAWK

EDMUND ST.

DECATUR BLVD

VIA OLIVERO AVE.

LINDELL

MOHAWK

POTOSI

EDMUND

5050

2333

5760

5000

5001

5100

30'

45'

45'

2120
2130

60'

60'

60'

PARKING

PARKING

PARKING

VAC

VAC

VAC.

VAC.

VAC.

VAC.

VAC.

VAC.

COUNTY

VAC.

OLL'S HOME CENTER

OFF

VAC

AUTO SERVICES

SAHARA OATSUN

BODY SHOP

NEW CAR AGENCY

VAC.

SERVICE STATION

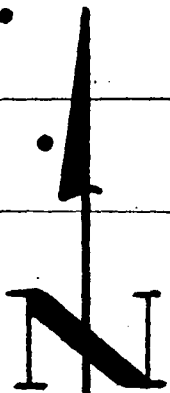
STORAGE FOR TOYOTA WEST

SHOPS

FRONTIER PLAZA

PARKING

REST



PLEASE NOTIFY

BOB
THIS GOES
IN
A-1-86(A)
FILE

FRANK CONSI
% REIAL CO

228 S 4th

L ✓ 89101

A-1-86(A)

386-6800

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: A-1-86(A)

RECEIVED
MAR 1 1 1986
PLANNING AND
DEVELOPMENT

- ✓
1. No objections
 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
 4. Fire flow requirements to be determined when construction plans are submitted.
 5. Hydrants are to be installed and charged with water before construction begins.
 6. Must meet requirements of Uniform Fire Code.
 7. Dead end fire lanes not to exceed 150'.
 8. Minimum turning radius of 45' 6".
 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant(s).
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Peopl
3/10/86

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

Date: 02-26-86

To : HAROLD FOSTER, COMMUNITY PLANNING & DEVELOPMENT

Subject : A-1-86 (A)

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



A handwritten signature in cursive script, appearing to read "O. A. Steele".

O. A. STEELE, LIEUTENANT
TRAFFIC SECTION

OAS:cp

INTER-OFFICE MEMORANDUM

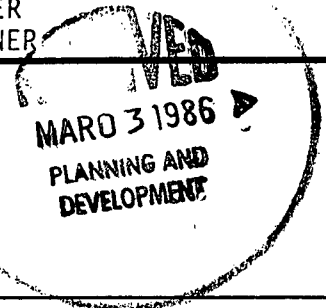
February 25, 1986

TO: PUBLIC WORKS (DOUG PETERSON, 4th Fl.)
FIRE SERVICES (RAY PEEPLES)
FIRE SERVICES, ALARM OFFICE (P. LEMKE)
METROPOLITAN POLICE DEPT. (TRAFFIC)
ELECTRICAL SERVICES (GEORGE FERRIS)

FROM: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
GV ROBERT S. GENZER
PRINCIPAL PLANNER

SUBJECT: ANNEXATION - A-1-86(A)
SUBMITTED BY - DR. ARMAND GUILBEAULT

COPIES TO:



Please provide your comments regarding the subject Annexation Petition for property generally located:

Southeast corner of Mohawk Street and Via Olivero Avenue

containing approximately 1.1 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 March 13, 1986 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

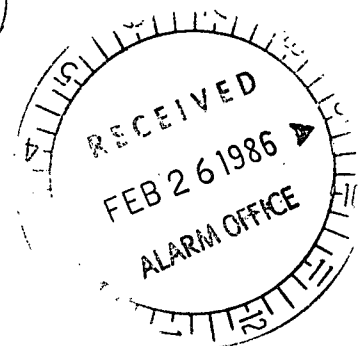
HPF:RSG:jrm

No Comment

Attachments:
Location Map

Public Works:
Location Map
Deed
Petition

*Armand Gilbert
Planning Aide
2-27-86*



INTER-OFFICE MEMORANDUM

February 25, 1986

TO: PUBLIC WORKS (DOUG PETERSON, 4th Fl.) FIRE SERVICES (RAY PEEPLES) FIRE SERVICES, ALARM OFFICE (P. LEMKE) METROPOLITAN POLICE DEPT. (TRAFFIC) ELECTRICAL SERVICES (GEORGE FERRIS)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR G✓ ROBERT S. GENZER PRINCIPAL PLANNER
--	--

SUBJECT: ANNEXATION - A-1-86(A) SUBMITTED BY - DR. ARMAND GUILBEAULT	COPIES TO:
---	-------------------

Please provide your comments regarding the subject Annexation Petition for property generally located:

Southeast corner of Mohawk Street and Via Olivero Avenue

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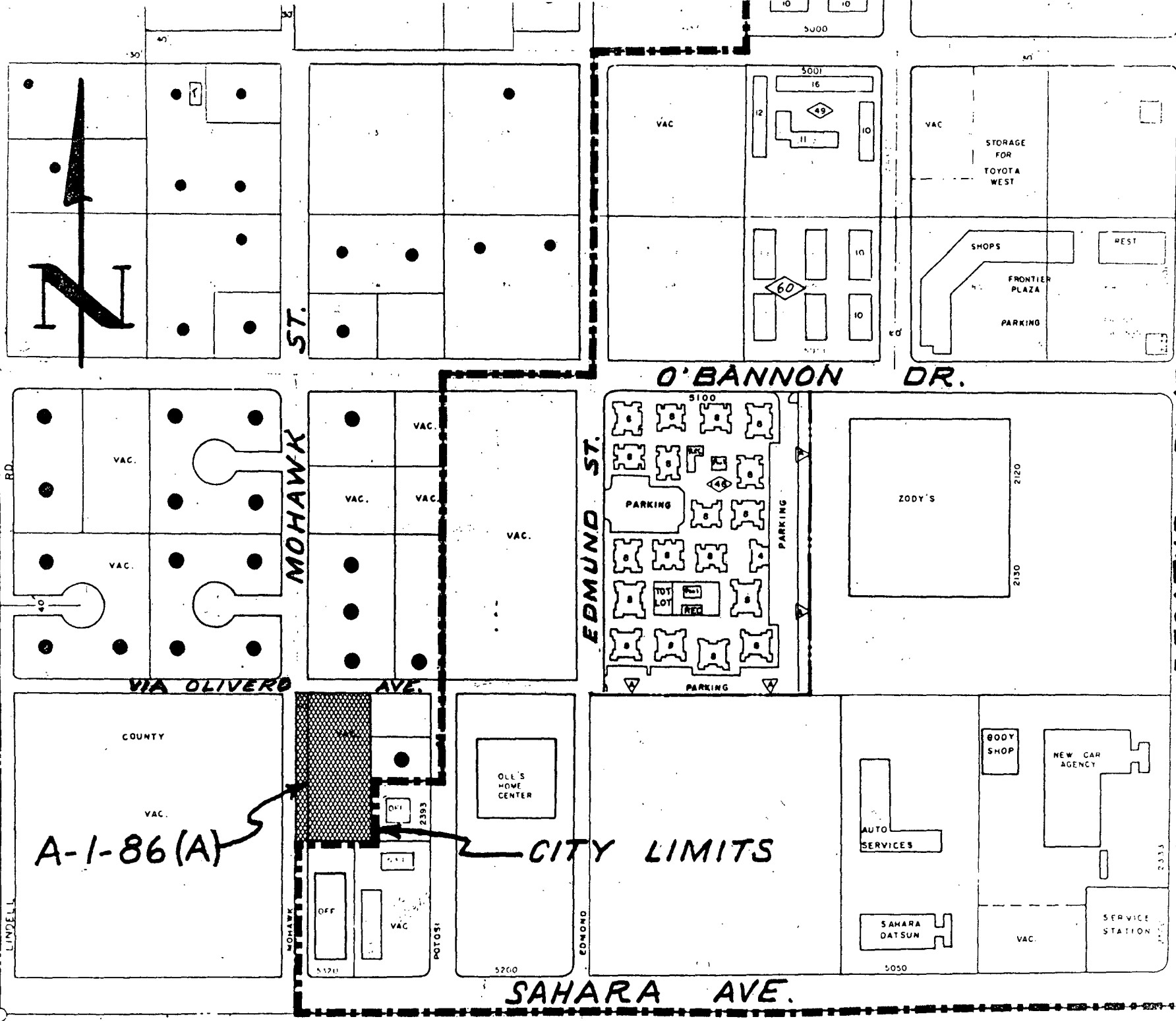
Attached is a map for your reference.

HPF:RSG:jrm

Attachments:

Location Map

Public Works:
 Location Map
 Deed
 Petition



ST.

O'BANNON DR.

MOHAWK

EDMUND ST.

DECATUR BLVD

VIA OLIVERO AVE.

A-1-86(A)

CITY LIMITS

SAHARA AVE.

STORAGE FOR TOYOTA WEST

SHOPS

FRONTIER PLAZA

PARKING

REST

ZODY'S

OLE'S HOME CENTER

AUTO SERVICES

BODY SHOP

NEW CAR AGENCY

SAHARA DATSUM

SERVICE STATION

OFF

VAC

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 25, 1986

TO:
DOUG PETERSON
DEPARTMENT OF PUBLIC WORKS (4TH FLOOR)

FROM: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR
GV ROBERT S. GENZER
PRINCIPAL PLANNER

SUBJECT:
ANNEXATION - A-1-86(A)

COPIES TO:

Please check the attached survey map 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.

HPF:RSG:jrm

Attachment: Survey Map (2 copies)

RECEIVED

PETITION FOR ANNEXATION

FEB 21 3 42 PM '81

Carol G. Hawley
CITY CLERK

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

and

BOARD OF COUNCILMEN 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:

SEE ATTACHED DEED

NO. OF ACRES TO BE ANNEXED: APPROX. 1.1 ACRES

GENERAL LOCATION OF ANNEXATION AREA: SOUTHEAST CORNER OF MOHAWK STREET

AND VIA OLIVERO AVE.

Respectfully submitted,

NAME (Print)

SIGNATURE:

DR. ARMAND GUILBEAULT

Dr. Armand Guilbeault

ADDRESS: 5320 W. SAHARA AVE.

TELEPHONE #: 362-1401

LAS VEGAS, NV 89102

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

A copy of the Deed of Ownership is required.

HAN:jk

P/C 3/13/86

A-1-86(A)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PAUL P. RECKINGER and JOSEPHINE D. RECKINGER
_____ husband and wife _____

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to DR. ARMAND GUILBEAULT and SHARON M. GUILBEAULT, husband and wife
_____ as joint tenants _____

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

- SUBJECT TO: (1) Taxes for the fiscal year 1982-1983, not delinquent;
- (2) Covenants, conditions, restrictions, reservations, rights, rights of way and 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 11th day of August, 1982

Idaho
STATE OF ~~NEVADA~~ }
COUNTY OF Lemhi } SS.

Paul P. Reckinger

PAUL P. RECKINGER

Josephine D. Reckinger

JOSEPHINE D. RECKINGER

On August 11, 1982
personally appeared before me, a Notary Public, _____
PAUL P. RECKINGER
JOSEPHINE D. RECKINGER

ESCROW NO.) 82 47333CW/GS
ORDER NO.) Dr. Armand Guilbeault et ux
WHEN RECORDED MAIL TO: 5320 W. Sahara Ave., Las Vegas, Nv. 89102

who acknowledged that the y executed the above instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)
Comm. Expires - life

1614

1573735

EXHIBIT "A"

PARCEL I:

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M., described as follows:

Parcel Four (4) as shown by map thereof in File 21 of Plats, page 74, in the Office of the County Recorder of Clark County, Nevada, and that certain Certificate of Amendment recorded March 3, 1981 as Document No. 1322065 of Official Records.

PARCEL II:

The North 179.00 feet of the West One-Half (W $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M., EXCEPTING the West 30.00 feet for right of way.

RECORDED IN CLARK COUNTY, NEVADA
JUAN L. ...
RECORDED IN ...

NEVADA TITLE CO.

AUG 30 9 20 AM '82

FEE ...
OFFICIAL RECORDS
INSTRUMENT

1614

1573735