

Planning & Development Department
Scanning Cover Sheet

Case No A-4-84

APN N/A

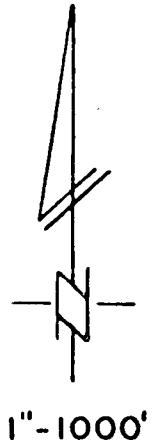
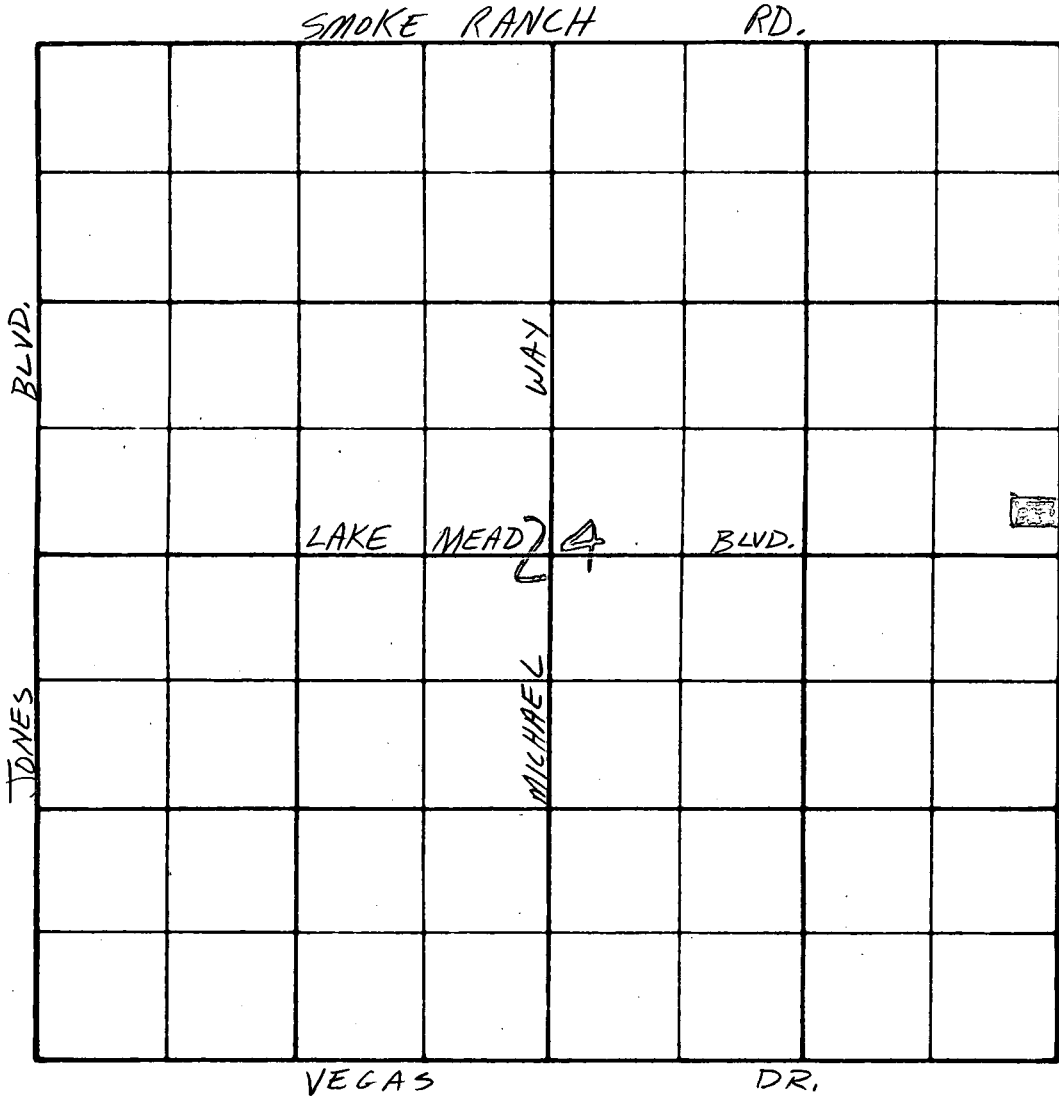
Location DECATUR BLVD BTWN SAWYER AVE/LAKE MEAD

Applicant George & Anna Essayian

Subject

Proposal for Annexation





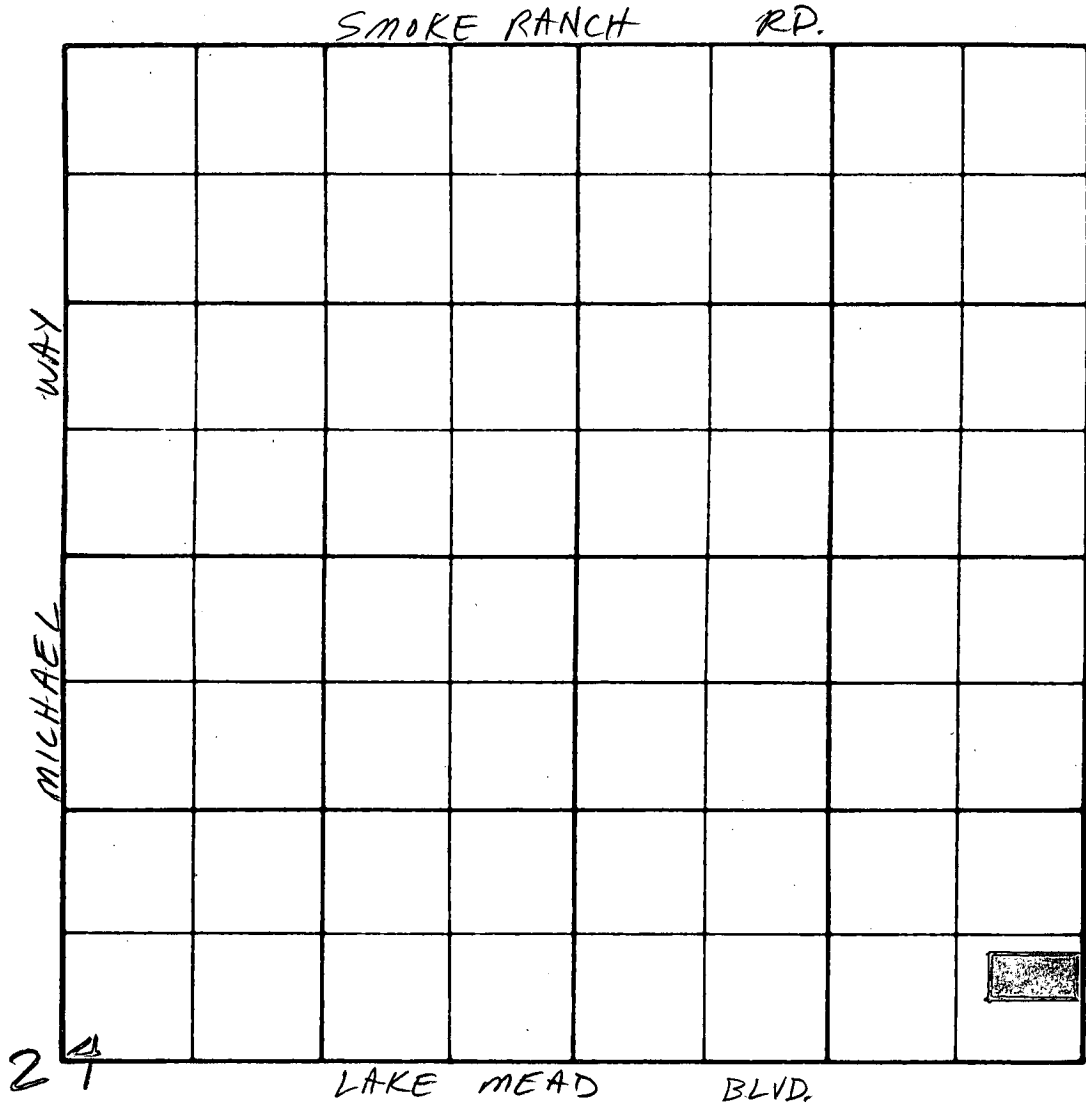
APPROVED _____ 198__
 EFFECTIVE DATE _____ 198__

SECTION 24
 RANGE 60 E.
 TOWNSHIP 20 S.

ORD. _____

A-4-84

NET — 0.534 AC.
 GROSS — 0.709



APPROVED _____ 198__
 EFFECTIVE DATE _____ 198__

SECTION 24 (NE 1/4)
 RANGE 60 E.
 TOWNSHIP 20 S.

ORD. _____

A-4-84

NET = 0.534 AC.
 GROSS = 0.709

ANNEXATION NUMBER

A-4-84(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
4. Post Item Under Proper Planning Commission Meeting in Foster's Secretary's Office
- 1-26-84 5. Send Letter to Clark County Zoning for present zoning.
6. Request Comments from ^{ENG.}Public Services (~~Doug Peterson~~), Fire Services, Metro and Electric Division (George Ferris)
7. Request ^{ENG.}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).

1 Bill No. 84-13

2 ORDINANCE NO. 3108

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-4-84(A))

11 Sponsored by
12 COUNCILMAN RON LURIE

Summary: Annexes property described
generally as located on the west
side of Decatur Boulevard between
Sawyer Avenue and Lake Mead Boulevard

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 That portion of CURTIS PARK MANOR UNIT NO. 4
21 as shown by map thereof on file in Book 6 of
22 Plats, Page 11, in the Office of the County
Recorder of Clark County, Nevada, described
as follows:

23 COMMENCING at the Southeast corner of said
24 CURTIS PARK MANOR UNIT NO. 4; thence along
25 the East line of said CURTIS PARK MANOR UNIT
26 NO. 4, North 1°10'48" East a distance of
27 167.26 feet to the intersection with the
28 Easterly prolongation of the South line of
29 Lot 22, Block 12 of said CURTIS PARK MANOR
30 UNIT NO. 4, said intersection being the
31 TRUE POINT OF BEGINNING; thence continuing
32 along said East line of CURTIS PARK MANOR
UNIT NO. 4, North 1°10'48" East a distance
of 127.23 feet to the Easterly prolongation
of the North line of said Lot 22; thence along
said Easterly prolongation and said North
line of Lot 22, North 88°48'21" West a dis-
tance of 242.83 feet to the West line of
said Lot 22; thence along said West line of
Lot 22; South 1°10'48" West a distance of
127.23 feet to the South line of said Lot 22;

CERTIFIED AS A TRUE COPY

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

4-23-84

(6 pages)

1 thence along the South line of said Lot 22
2 and the Easterly prolongation of said South
3 line, South 88°48'21" East a distance of
4 242.83 feet to the TRUE POINT OF BEGINNING

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

9 A. The area to be annexed was contiguous to the
10 City's boundaries at the time the annexation pro-
11 ceedings were instituted;

12 B. More than one-eighth (1/8) of the aggregate
13 external boundaries of the area are contiguous to the
14 City of Las Vegas;

15 C. The territory proposed to be annexed is not
16 included within the boundaries of another incor-
17 porated city or within the boundaries of any unin-
18 corporated town as those boundaries existed as of
19 July 1, 1983;

20 D. The City of Las Vegas is eligible to annex the
21 area described in this report since the landowners
22 have signed a petition requesting annexation to
23 the City, said petition constituting one hundred
24 percent (100%) of the owners of record of individual
25 lots or parcels of land within the annexation area.

26 SECTION 3: The City of Las Vegas will provide police
27 protection through the Las Vegas Metropolitan Police Department,
28 fire protection, street maintenance, and library services
29 immediately upon annexation. Garbage collection by the company
30 franchised by the City will also be provided immediately. The
31 City sanitary sewer system will serve the proposed annexation
32 area. Any connection to or extension of this sewer line to serve
33 the annexation area shall be at the expense of the landowners.

A-4-84(A)

1 Other services, such as participation in the City's recreational
2 programs, special educational classes and programs, public works
3 planning, building inspections, and other City Hall services
4 will also be available immediately. Utilities such as gas,
5 electricity, telephone, and water are provided by private utility
6 companies and other services to the area will not be affected by
7 annexation. Street paving, curbs and gutters, sidewalks and
8 street lights which are not in place at the time of annexation
9 will be installed in the presently developed areas upon the
10 request of the property owners and at their expense by means
11 of special assessment districts. Such improvements will be
12 extended into the undeveloped areas as development takes place
13 and the need therefor arises, and will be located according to
14 the needs of the area at that time. Such installations will
15 also be made at the expense of the property owners, either by
16 means of special assessment districts or as prerequisites to the
17 approval of subdivision plats or the issuance of building permits,
18 re-zonings, zone variances or special use permits.

19 SECTION 4: The annexation of said described territory
20 shall become effective on the 27th day of April, 1984, and on
21 such date the City of Las Vegas will have the funds appropriated
22 in sufficient amount to finance the extension into said described
23 territory of police protection, fire protection, street mainten-
24 ance, street sweeping, and street lighting maintenance.

25 SECTION 5: Said described territory, together with the
26 inhabitants and property thereof, shall, from and after the
27 27th day of April, 1984, be subject to all debts, laws, ordinances
28 and regulations in force in the City of Las Vegas and shall be
29 entitled to the same privileges and benefits as other parts of
30 said City, and shall be subject to municipal taxes levied by
31 the City of Las Vegas, Nevada.

32 SECTION 6: The City Engineer of the City of Las Vegas,

1 Nevada, is hereby instructed to cause to be prepared an accurate
2 map or plat of said described territory and to record the same,
3 together with a certified copy of this ordinance in the office of
4 the County Recorder of Clark County, Nevada, which said recording
5 shall be done prior to the 27th day of April, 1984.

6 SECTION 7: If any section, subsection, subdivision,
7 paragraph, sentence, clause or phrase in this Chapter or any
8 part thereof, is for any reason held to be unconstitutional, or
9 invalid or ineffective by any court of competent jurisdiction,
10 such decision shall not affect the validity or effectiveness of
11 the remaining portions of this Chapter or any part thereof. The
12 City Council of the City of Las Vegas hereby declares that it
13 would have passed each section, subsection, subdivision, para-
14 graph, sentence, clause or phrase thereof irrespective of the
15 fact that any one or more sections, subsections, subdivisions,
16 paragraphs, sentences, clauses or phrases be declared unconstitu-
17 tional, invalid or ineffective.

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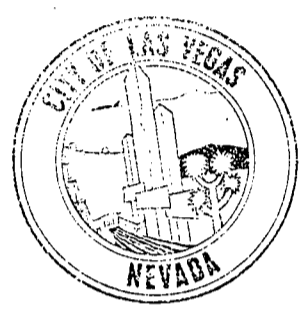
A-4-84(A)

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

PASSED, ADOPTED and APPROVED this 18th day of
April, 1984.

APPROVED:



By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
Carol Ann Hawley, City Clerk

A-4-84 (A)

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 21st day of March,
3 1984, and referred to the following committee composed of
4 Councilmen Lurie and Nolen
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 18th day of April,
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 and Mayor Briare
13 VOTING "NAY" Councilmen: NONE
14 ABSENT: NONE



APPROVED:

By William H. Briare
WILLIAM H. BRIARE, Mayor

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

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A-4-84(A)

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

APR 25 9 17 AM '84

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

1910 1869852

9. A-3-84(A)

APPROVED

Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Auburn Avenue and Reiter Avenue, containing approximately 1/2 acre.

MR. NULL stated the County zoning on this parcel is R-E and the City equivalent would be N-U. Staff would recommend approval.

GEORGE ESSAYIAN, 9020 W. Washburn Road, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of A-3-84(A).

Voting was as follows:

"AYES" Chairman Mack, Mrs. Tracy, Mr. Kennedy,
Mr. Bugbee, Mrs. Coleman, Mr. Guthrie

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

10. A-4-84(A)

APPROVED

Petition of Annexation submitted by GEORGE AND ANNA ESSAYIAN to annex property generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre.

MR. NULL stated this parcel has County C-2 zoning and C-1 would be the City equivalent. Staff would recommend approval.

GEORGE ESSAYIAN, 9020 W. Washburn Road, appeared and represented the application.

MR. GUTHRIE made a Motion for APPROVAL of A-4-84(A).

Voting was as follows:

"AYES" Chairman Mack, Mrs. Tracy, Mr. Kennedy,
Mr. Bugbee, Mrs. Coleman, Mr. Guthrie

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

11. A-5-84(A)

APPROVED

Petition of Annexation submitted by STEVEN S. MILLER, INC. to annex property generally located on the southwest corner of Vegas Drive and Tenaya Way, containing approximately 15.05 acres.

MR. NULL stated this parcel has County R-E zoning and the City equivalent would be N-U. Staff would recommend approval.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared and represented the applicant.

MRS. TRACY made a Motion for APPROVAL of A-5-84(A).

Voting was as follows:

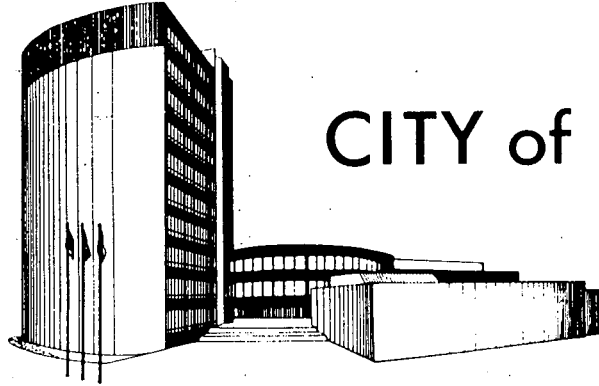
"AYES" Chairman Mack, Mrs. Tracy, Mr. Kennedy,
Mr. Bugbee, Mrs. Coleman, Mr. Guthrie

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

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

February 13, 1984

George and Anna Essayian
9020 W. Washburn Road
Las Vegas, Nevada 89129

RE: A-4-84(A)

Dear Mr. and Mrs. Essayian:

Your petition to annex property generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately 1/2 acre, was considered by the City Planning Commission on February 9, 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



INTER-OFFICE MEMORANDUM

May 2, 1984

| | |
|---|---|
| TO: FIRE SERVICES, JIM LONG & PAULA LEMKE BUSINESS ACTIVITY PERMIT DESK, JOEL HARRIS RIGHT-OF-WAY BUILDING AND SAFETY | FROM: <i>Howard A. Null</i> HOWARD A. NULL, CHIEF PLANNING DIVISION DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT |
| SUBJECT: <u>ANNEXATION:</u> A-4-84 (A) GEORGE AND ANNA ESSAYIAN | COPIES TO: ZONING DIVISION CENTRAL TELEPHONE CO., CARMAN RHODA CENTEL, DENNIS DOULDER |

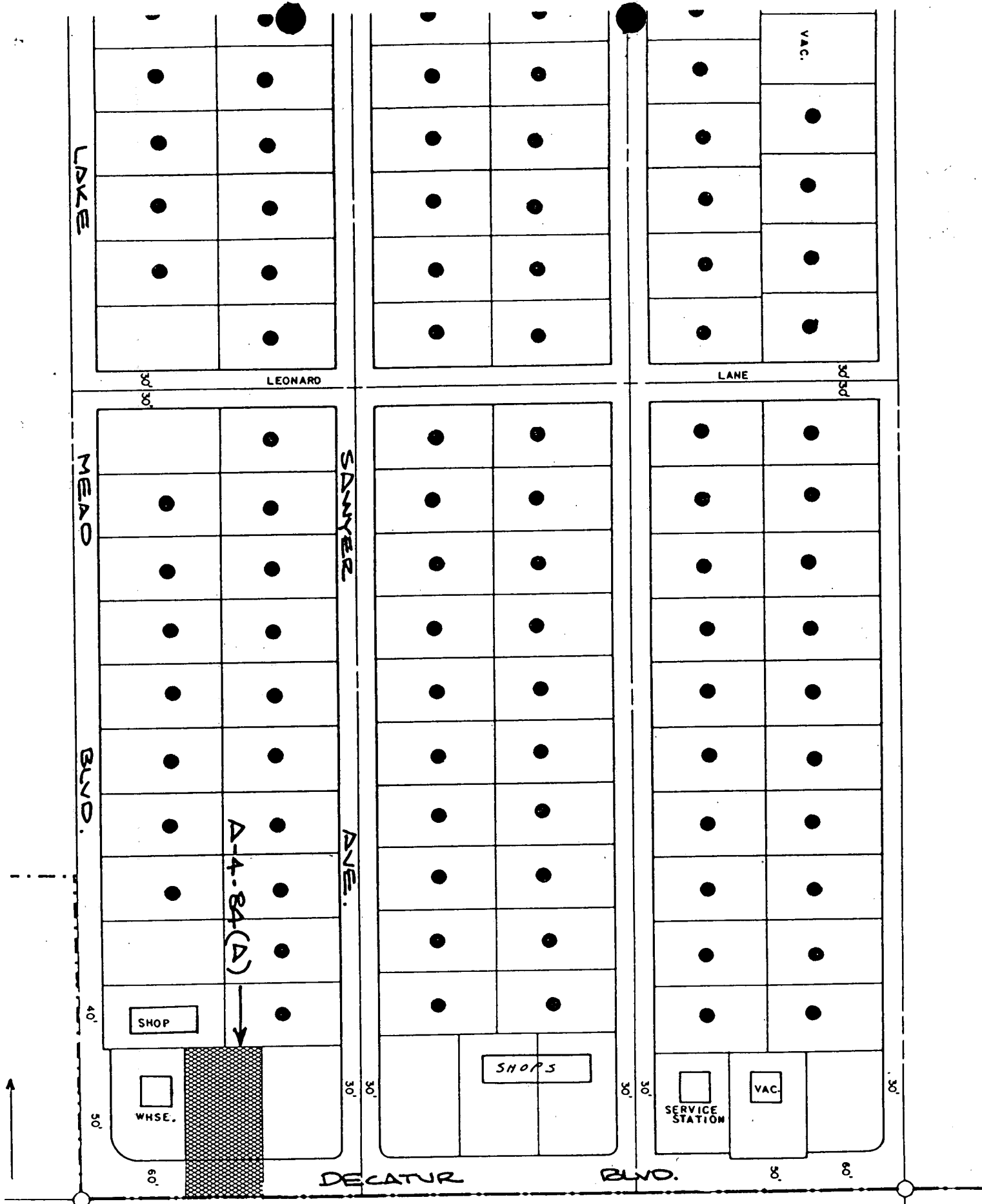
Please be advised that a parcel of land containing approximately one-half acre, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, has been annexed to the City of Las Vegas, effective April 27, 1984.

A location map and a copy of the Annexation Ordinance #3108 are attached for your reference.

HAN:jcd

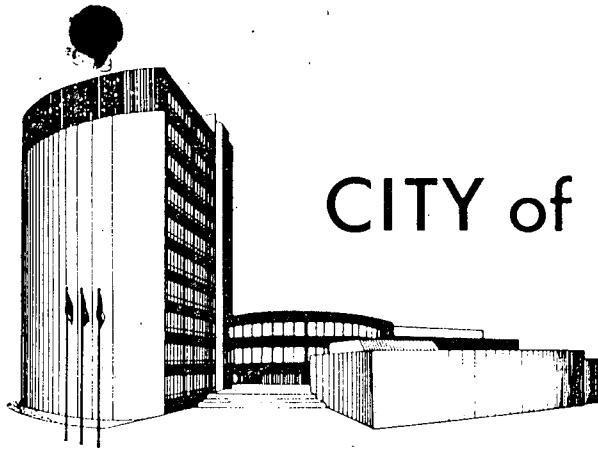
Attachments:

1. Location Map
2. Annex. Ord.



A-4-84(A)

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



CITY of LAS VEGAS

May 1, 1984

CERTIFIED MAIL

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

RE: A-4-84(A) - Annexation

Gentlemen:

In compliance with Nevada Revised Statutes 268.600, a certified copy of an annexation ordination for A-4-84 and recorded survey map are referred to your office. The annexation area consists of approximately one-half acre of land, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

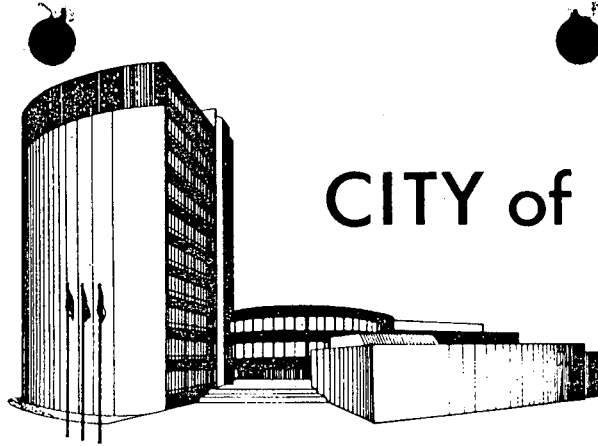
Attachments

cc: Director of Finance
City Clerk

HPF:jcd



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



CITY of LAS VEGAS

May 2, 1984

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

RE: Annexation - A-4-84(A)

Please be advised that a parcel of land containing approximately one-half acre, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, has been annexed to the City of Las Vegas, effective April 27, 1984.

A location map, a copy of the Annexation Ordinance #3108, 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. Location Map
2. Annex. Ord.
3. Survey Map

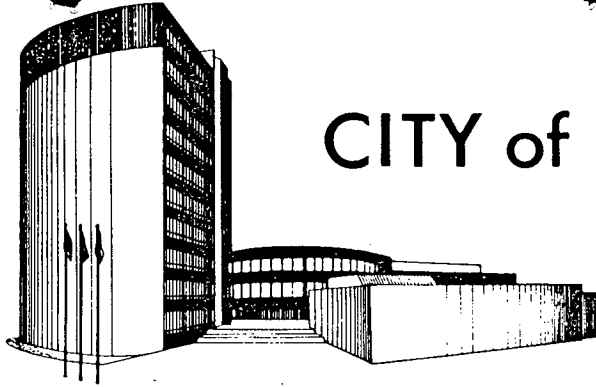


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1984

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

RE: A-4-84(A)

Dear Mrs. Snyder:

Please be advised that a parcel of land containing approximately one-half acre, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, has been annexed to the City of Las Vegas, effective April 27, 1984.

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Sincerely,

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

HOWARD A. NULL
Chief of Planning

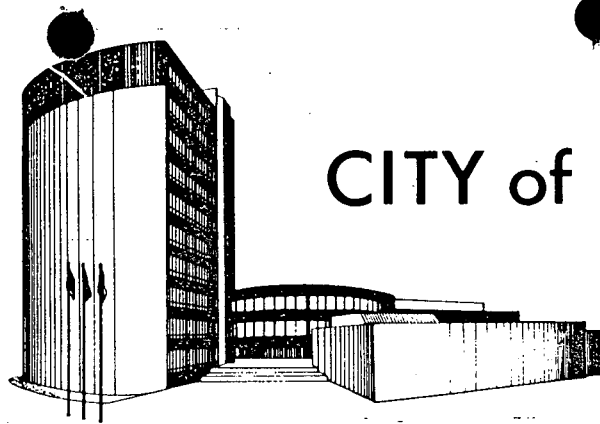
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Attachments:

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
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1984

George and Anna Essayian
9020 W. Washburn Road
Las Vegas, Nevada 89129

RE: A-4-84(A)

Dear Mr. & Mrs. Essayian:

Please be advised that your petition to annex a parcel of land containing approximately one-half acre, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, has been annexed to the City of Las Vegas, effective April 27, 1984.

The Annexation Ordinance #3108 is attached for your reference.

Sincerely,

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

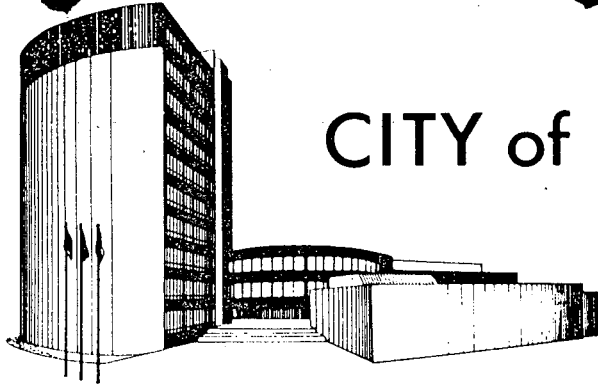
HOWARD A. NULL
Chief of Planning

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
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1984

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

RE: Annexation - A-4-84(A)

Dear Ms. French:

Please be advised that a parcel of land containing approximately one-half acre, generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, has been annexed to the City of Las Vegas, effective April 27, 1984.

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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.

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



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-4-84(A))

11 Sponsored by
12 COUNCILMAN RON LURIE

Summary: Annexes property described
generally as located on the west
side of Decatur Boulevard between
Sawyer Avenue and Lake Mead Boulevard

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 That portion of CURTIS PARK MANOR UNIT NO. 4
21 as shown by map thereof on file in Book 6 of
22 Plats, Page 11, in the Office of the County
Recorder of Clark County, Nevada, described
as follows:

23 COMMENCING at the Southeast corner of said
24 CURTIS PARK MANOR UNIT NO. 4; thence along
the East line of said CURTIS PARK MANOR UNIT
25 NO. 4, North 1°10'48" East a distance of
167.26 feet to the intersection with the
26 Easterly prolongation of the South line of
Lot 22, Block 12 of said CURTIS PARK MANOR
27 UNIT NO. 4, said intersection being the
TRUE POINT OF BEGINNING; thence continuing
28 along said East line of CURTIS PARK MANOR
UNIT NO. 4, North 1°10'48" East a distance
29 of 127.23 feet to the Easterly prolongation
of the North line of said Lot 22; thence along
30 said Easterly prolongation and said North
line of Lot 22, North 88°48'21" West a dis-
31 tance of 242.83 feet to the West line of
said Lot 22; thence along said West line of
32 Lot 22, South 1°10'48" West a distance of
127.23 feet to the South line of said Lot 22;

CERTIFIED AS A TRUE COPY
Carol Ann Hawley
CAROL ANN HAWLEY
CITY CLERK
CITY OF LAS VEGAS, NEVADA
4-23-84
(6 pages)

1 thence along the South line of said Lot 22
2 and the Easterly prolongation of said South
3 line, South 88°48'21" East a distance of
4 242.83 feet to the TRUE POINT OF BEGINNING

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

9 A. The area to be annexed was contiguous to the
10 City's boundaries at the time the annexation pro-
11 ceedings were instituted;

12 B. More than one-eighth (1/8) of the aggregate
13 external boundaries of the area are contiguous to the
14 City of Las Vegas;

15 C. The territory proposed to be annexed is not
16 included within the boundaries of another incor-
17 porated city or within the boundaries of any unin-
18 corporated town as those boundaries existed as of
19 July 1, 1983;

20 D. The City of Las Vegas is eligible to annex the
21 area described in this report since the landowners
22 have signed a petition requesting annexation to
23 the City, said petition constituting one hundred
24 percent (100%) of the owners of record of individual
25 lots or parcels of land within the annexation area.

26 SECTION 3: The City of Las Vegas will provide police
27 protection through the Las Vegas Metropolitan Police Department,
28 fire protection, street maintenance, and library services
29 immediately upon annexation. Garbage collection by the company
30 franchised by the City will also be provided immediately. The
31 City sanitary sewer system will serve the proposed annexation
32 area. Any connection to or extension of this sewer line to serve
33 the annexation area shall be at the expense of the landowners.

A-4-84(A)

1 Other services, such as participation in the City's recreational
2 programs, special educational classes and programs, public works
3 planning, building inspections, and other City Hall services
4 will also be available immediately. Utilities such as gas,
5 electricity, telephone, and water are provided by private utility
6 companies and other services to the area will not be affected by
7 annexation. Street paving, curbs and gutters, sidewalks and
8 street lights which are not in place at the time of annexation
9 will be installed in the presently developed areas upon the
10 request of the property owners and at their expense by means
11 of special assessment districts. Such improvements will be
12 extended into the undeveloped areas as development takes place
13 and the need therefor arises, and will be located according to
14 the needs of the area at that time. Such installations will
15 also be made at the expense of the property owners, either by
16 means of special assessment districts or as prerequisites to the
17 approval of subdivision plats or the issuance of building permits,
18 re-zonings, zone variances or special use permits.

19 SECTION 4: The annexation of said described territory
20 shall become effective on the 27th day of April, 1984, and on
21 such date the City of Las Vegas will have the funds appropriated
22 in sufficient amount to finance the extension into said described
23 territory of police protection, fire protection, street mainten-
24 ance, street sweeping, and street lighting maintenance.

25 SECTION 5: Said described territory, together with the
26 inhabitants and property thereof, shall, from and after the
27 27th day of April, 1984, be subject to all debts, laws, ordinances
28 and regulations in force in the City of Las Vegas and shall be
29 entitled to the same privileges and benefits as other parts of
30 said City, and shall be subject to municipal taxes levied by
31 the City of Las Vegas, Nevada.

32 SECTION 6: The City Engineer of the City of Las Vegas,

1 Nevada, is hereby instructed to cause to be prepared an accurate
2 map or plat of said described territory and to record the same,
3 together with a certified copy of this ordinance in the office of
4 the County Recorder of Clark County, Nevada, which said recording
5 shall be done prior to the 27th day of April, 1984.

6 SECTION 7: If any section, subsection, subdivision,
7 paragraph, sentence, clause or phrase in this Chapter or any
8 part thereof, is for any reason held to be unconstitutional, or
9 invalid or ineffective by any court of competent jurisdiction,
10 such decision shall not affect the validity or effectiveness of
11 the remaining portions of this Chapter or any part thereof. The
12 City Council of the City of Las Vegas hereby declares that it
13 would have passed each section, subsection, subdivision, para-
14 graph, sentence, clause or phrase thereof irrespective of the
15 fact that any one or more sections, subsections, subdivisions,
16 paragraphs, sentences, clauses or phrases be declared unconstitu-
17 tional, invalid or ineffective.

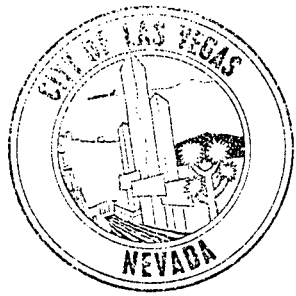
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A-4-84(A)

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

5 PASSED, ADOPTED and APPROVED this 18th day of
6 April, 1984.

7 APPROVED:



8
9 By William H. Briare
10 WILLIAM H. BRIARE, Mayor

11 ATTEST:

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13 Carol Ann Hawley
14 Carol Ann Hawley, City Clerk

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A-4-84 (A)

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 21st day of March,
3 1984, and referred to the following committee composed of
4 Councilmen Lurie and Nolen
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 18th day of April,
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 and Mayor Briare

13 VOTING "NAY" Councilmen: NONE

14 ABSENT: NONE



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

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

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32 A-4-84(A)

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

APR 25 9 17 AM '84

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

1910 1869852

AGENDA DOCUMENTATION

Date: March 14, 1984

TO: The City Council

FROM: Val Steed
Deputy City Attorney

SUBJECT: Bill No. 84-13
Annexation No. A-4-84(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard. The annexation process has now been completed in accordance with the NRS and the final date of annexation (April 27, 1984) is set by this ordinance.

The following is pertinent information:

| | |
|-------------------|--|
| Annexation No.: | A-4-84(A) |
| Property Located: | On the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard |
| Petitioned By: | George and Anna Essayian 9020 West Washburn Road Las Vegas, Nevada |
| Acreage: | Approximately one-half acre |
| Zoned: | C-2 (General Commercial) (County classification) C-1 (Limited Commercial) (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

VIII-D

2 ORDINANCE NO. _____

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-4-84(A))

11 Sponsored by
12 COUNCILMAN RON LURIE

Summary: Annexes property described
generally as located on the west
side of Decatur Boulevard between
Sawyer Avenue and Lake Mead Boulevard

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 That portion of CURTIS PARK MANOR UNIT NO. 4
21 as shown by map thereof on file in Book 6 of
22 Plats, Page 11, in the Office of the County
Recorder of Clark County, Nevada, described
as follows:

23 COMMENCING at the Southeast corner of said
24 CURTIS PARK MANOR UNIT NO. 4; thence along
25 the East line of said CURTIS PARK MANOR UNIT
26 NO. 4, North 1°10'48" East a distance of
27 167.26 feet to the intersection with the
28 Easterly prolongation of the South line of
29 Lot 22, Block 12 of said CURTIS PARK MANOR
UNIT NO. 4, said intersection being the
TRUE POINT OF BEGINNING; thence continuing
along said East line of CURTIS PARK MANOR
UNIT NO. 4, North 1°10'48" East a distance
of 127.23 feet to the Easterly prolongation
of the North line of said Lot 22; thence along
said Easterly prolongation and said North
line of Lot 22, North 88°48'21" West a dis-
tance of 242.83 feet to the West line of
said Lot 22; thence along said West line of
Lot 22, South 1°10'48" West a distance of
127.23 feet to the South line of said Lot 22;

1 thence along the South line of said Lot 22
2 and the Easterly prolongation of said South
3 line, South 88°48'21" East a distance of
4 242.83 feet to the TRUE POINT OF BEGINNING

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

9 A. The area to be annexed was contiguous to the
10 City's boundaries at the time the annexation pro-
11 ceedings were instituted;

12 B. More than one-eighth (1/8) of the aggregate
13 external boundaries of the area are contiguous to the
14 City of Las Vegas;

15 C. The territory proposed to be annexed is not
16 included within the boundaries of another incor-
17 porated city or within the boundaries of any unin-
18 corporated town as those boundaries existed as of
19 July 1, 1983;

20 D. The City of Las Vegas is eligible to annex the
21 area described in this report since the landowners
22 have signed a petition requesting annexation to
23 the City, said petition constituting one hundred
24 percent (100%) of the owners of record of individual
25 lots or parcels of land within the annexation area.

26 SECTION 3: The City of Las Vegas will provide police
27 protection through the Las Vegas Metropolitan Police Department,
28 fire protection, street maintenance, and library services
29 immediately upon annexation. Garbage collection by the company
30 franchised by the City will also be provided immediately. The
31 City sanitary sewer system will serve the proposed annexation
32 area. Any connection to or extension of this sewer line to serve
33 the annexation area shall be at the expense of the landowners.

A-4-84(A)

1 Other services, such as participation in the City's recreational
2 programs, special educational classes and programs, public works
3 planning, building inspections, and other City Hall services
4 will also be available immediately. Utilities such as gas,
5 electricity, telephone, and water are provided by private utility
6 companies and other services to the area will not be affected by
7 annexation. Street paving, curbs and gutters, sidewalks and
8 street lights which are not in place at the time of annexation
9 will be installed in the presently developed areas upon the
10 request of the property owners and at their expense by means
11 of special assessment districts. Such improvements will be
12 extended into the undeveloped areas as development takes place
13 and the need therefor arises, and will be located according to
14 the needs of the area at that time. Such installations will
15 also be made at the expense of the property owners, either by
16 means of special assessment districts or as prerequisites to the
17 approval of subdivision plats or the issuance of building permits,
18 re-zonings, zone variances or special use permits.

19 SECTION 4: The annexation of said described territory
20 shall become effective on the 27th day of April, 1984, and on
21 such date the City of Las Vegas will have the funds appropriated
22 in sufficient amount to finance the extension into said described
23 territory of police protection, fire protection, street mainten-
24 ance, street sweeping, and street lighting maintenance.

25 SECTION 5: Said described territory, together with the
26 inhabitants and property thereof, shall, from and after the
27 27th day of April, 1984, be subject to all debts, laws, ordinances
28 and regulations in force in the City of Las Vegas and shall be
29 entitled to the same privileges and benefits as other parts of
30 said City, and shall be subject to municipal taxes levied by
31 the City of Las Vegas, Nevada.

32 SECTION 6: The City Engineer of the City of Las Vegas,
A-4-84(A)

1 Nevada, is hereby instructed to cause to be prepared an accurate
2 map or plat of said described territory and to record the same,
3 together with a certified copy of this ordinance in the office of
4 the County Recorder of Clark County, Nevada, which said recording
5 shall be done prior to the 27th day of April, 1984.

6 SECTION 7: If any section, subsection, subdivision,
7 paragraph, sentence, clause or phrase in this Chapter or any
8 part thereof, is for any reason held to be unconstitutional, or
9 invalid or ineffective by any court of competent jurisdiction,
10 such decision shall not affect the validity or effectiveness of
11 the remaining portions of this Chapter or any part thereof. The
12 City Council of the City of Las Vegas hereby declares that it
13 would have passed each section, subsection, subdivision, para-
14 graph, sentence, clause or phrase thereof irrespective of the
15 fact that any one or more sections, subsections, subdivisions,
16 paragraphs, sentences, clauses or phrases be declared unconstitu-
17 tional, invalid or ineffective.

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A-4-84(A)

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

5 PASSED, ADOPTED and APPROVED this _____ day of
6 _____, 1984.

7 APPROVED:

8
9 By _____
10 WILLIAM H. BRIARE, Mayor

11 ATTEST:

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13 _____
14 Carol Ann Hawley, City Clerk

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A-4-84 (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-4-84(A)

INTER-OFFICE MEMORANDUM

Date

APRIL 24, 1984

TO:

DEPARTMENT OF ENGINEERING SERVICES
RIGHT-OF-WAY DIVISION

FROM:



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

SUBJECT:

RECORDATION: A-4-84 (A)

COPIES TO:

The above Annexation MUST BE RECORDED BEFORE APRIL 26, 1984

Please return a Recorded Copy for our file.

Thank you.

HAN:hb
Attach.

INTER-OFFICE MEMORANDUM

Date

February 29, 1984

TO:

CITY ATTORNEY'S OFFICE

FROM:

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

SUBJECT:

ANNEXATION - A-4-84(A)
GEORGE AND ANNA ESSAYIAN

COPIES TO:

Please begin preparation of the annexation ordinance to have an effective date of April 27, 1984 for the subject annexation. This annexation is under the alternate annexation provisions provided for by Senate Bill 427.

The annexation area is generally located on the west side of Decatur Boulevard between Sawyer Avenue and Lake Mead Boulevard, containing approximately one-half acre of land. The land is presently zoned C-2 (General Commercial) which is comparable to the City's C-1 Zone (Limited Commercial).

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 the March 21, 1984 and the second reading for the April 18, 1984 City Council meetings.

HAN:cme
Attachments

CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

February 29, 1984

DATE

| | |
|---|---|
| TO: CITY MANAGER | FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT |
| SUBJECT OF ORDINANCE: Annexation - A-4-84(A) | APPROVED TO FORWARD: CITY MANAGER |
| SPONSOR: | DATE: _____ |
| DATE: | DATE TO CITY ATTORNEY: _____ DATE TO SUBMITTING DEPT: _____ |

To comply with N.R.S. step requirements



Clark
County

Department of
Comprehensive Planning

Zoning Division

JOHN VORNSAND

ZONING ADMINISTRATOR

GREG BORGEL

COORDINATOR

PUBLIC SERVICES BUILDING

401 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 386-4314

February 14, 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-3(A); A-4(A); A-5(A)

Dear Mr. Null:

The above annexation areas are zoned as follows:

A-3(A) - RE (Rural Estates Residential)

A-4(A) - C-2 (General Commercial)

A-5(A) - RE (Rural Estates Residential)

At this time there are no pending applications.

Sincerely,

JOYCE AVERY
Zoning Specialist

/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

2/8/84

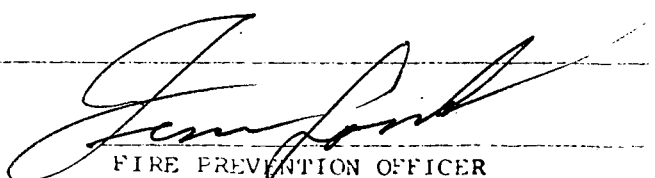
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: A-484(A) 1/2 ACRE
W. SIDE DECATUR @ TOWN SAWYER & LAKE MEAD

- 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: _____


FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

February 2, 1984

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

George & Anna Essayian
A-4-84(A)

COPIES TO:

Right-of-Way
Right-of-Way Design
C. D. Peterson
Permits

Your memorandum dated January 26, 1984 requested that the survey map submitted with the petition for annexation by George and Anna Essayian be checked for accuracy and proper form for recordation and to furnish a legal description for use in the annexation ordinance.

This Department requests that the following additions and corrections be made to the map prior to recordation.

1. Revise the legal description to include Decatur Boulevard.
2. Indicate where the record distances and bearings are from.
3. The area indicated is the gross area including the street - not the net area of the property.
4. Revise the distances indicated on the attached copy of the map.
5. Attached is the requested legal description.



C. D. PETERSON, R.L.S.
Land Development & Flood Control

CDP:bc
Attchmt.



RECEIVED
FEB 02 1984
PLANNING AND
DEVELOPMENT

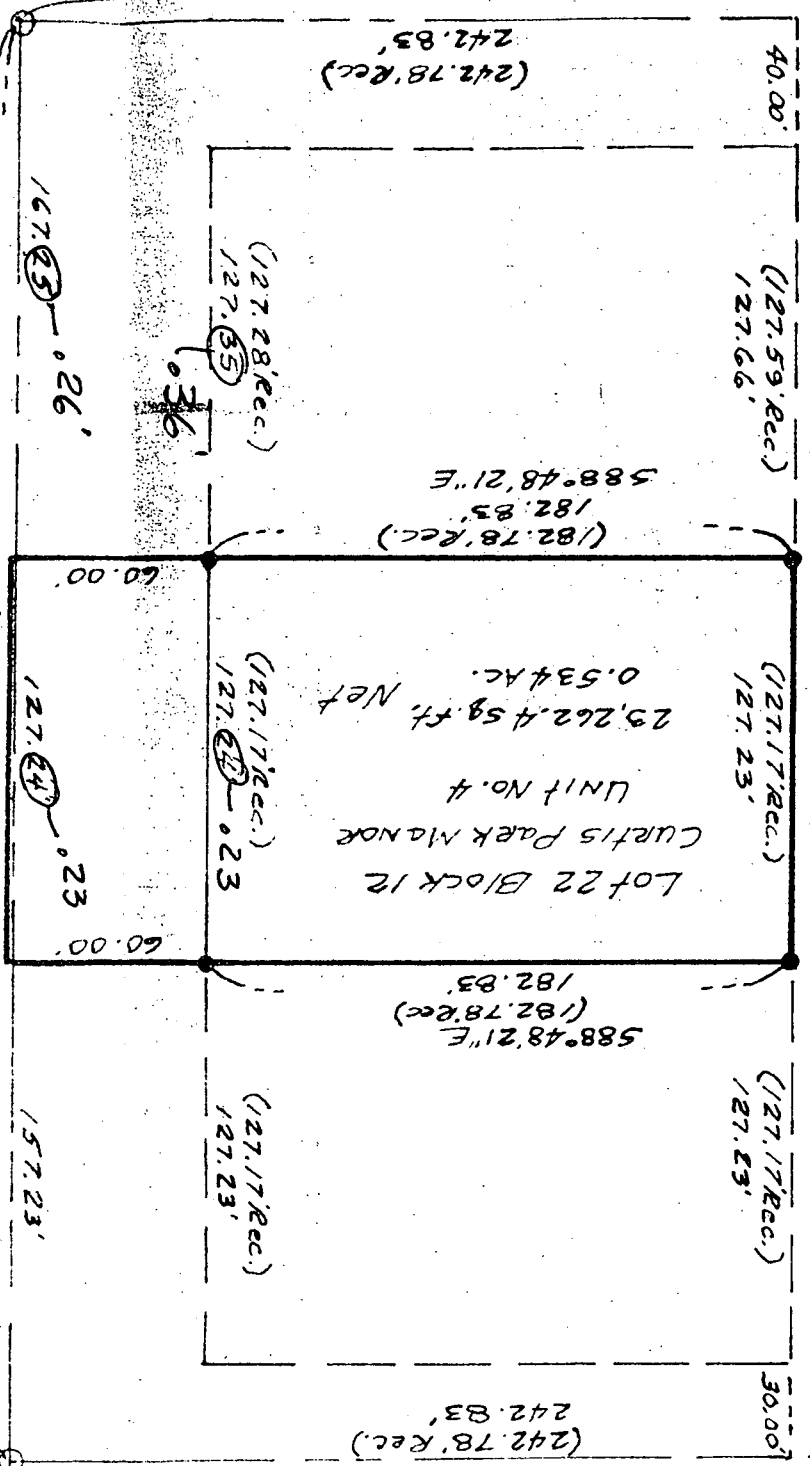
188°54'02"W ~ 2642.10'Rec.
188°54'01"W ~ 2642.66'

501°10'48"W Rec. & Meas.

(451.93'Rec.)
452.12'

588°48'22"E ~ 2642.14'Rec.
588°48'21"E ~ 2642.64'

88°42'42"E ~ 2642.25'Rec.
88°42'07"E ~ 2642.60'



FND. CLV

(451.52'Rec.)
451.72'

130.8' 501°10'48"W

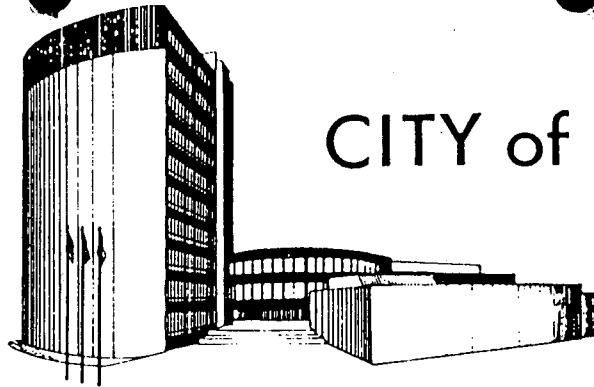
Decatur Blvd.

FND CLV TAG

(1316.81'Rec.)
1316.75'

FND. CLV TAG

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

February 2, 1984

George and Anna Essayian
9020 W. Washburn Road
Las Vegas, NV 89129

RE: A-4-84(A) & A-3-84(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 February 9, 1984.

This meeting will be held at 7:00 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



LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

Date: 1-31-84

To : HOWARD A. NULL, CHIEF - PLANNING DIVISION

Subject : A-4-84

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



O.A. STEELE, LIEUTENANT
TRAFFIC BUREAU

OAS:cp

RECEIVED
EEBO 2 1984
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

January 31, 1984

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

George & Anna Essayian
A-4-84

COPIES TO:

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

Permits

Your memorandum dated January 25, 1984 requested comments from this Department as soon as possible concerning the petition of George and Anna Essayian for the annexation of property generally located on the west side of Decatur Blvd. between Sawyer Avenue and Lake Mead Boulevard and containing approximately one-half acre of land into the Corporate Limits of the City of Las Vegas.

There are ample facilities along Decatur Boulevard to service this property when developed. The off-site improvements with the exception of sidewalk are existing.



C. D. PETERSON
Land Development & Flood Control

CDP:bc

RECEIVED
FEB 1 1984
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

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-4-84 (A)

GEORGE & ANNA ESSAYIAN

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located west side of Decatur Blvd. between Sawyer Avenue and Lake Mead Blvd. containing approximately 1/2 acres of land.

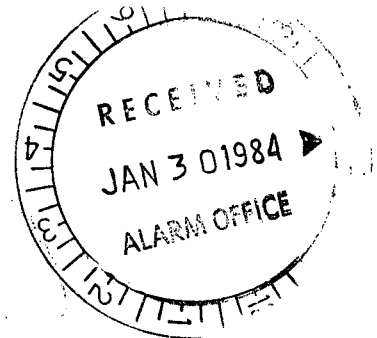
In particular, we need to know if sewer and drainage as well as other facilities will be adequate to handle this proposed annexation. This petition for annexation will be heard at the Feb. 9, 1984 Planning Commission meeting, so your comments would be appreciated as soon as possible.

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 Gilbert
Planning Aide
1-31-84*



INTER-OFFICE MEMORANDUM

January 26, 1984

TO:

DENNES JENSEN, CHIEF OF LAND DEVELOPMENT
AND FLOOD CONTROL DIVISION
DEPT. OF ENGINEERING SERVICES

FROM:

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

SUBJECT:

A-4-84 (A)
GEORGE & ANNA ESSAYIAN

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

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

ANNEXATION TRANSMITTAL

DATE: January 26, 1984

TO: GREG BORGEL, ZONING COORDINATOR
CLARK COUNTY DEPARTMENT OF BUILDING
AND ZONING, ZONING DIVISION
CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

RE: A-4-84(A)
GEORGE & ANNA ESSAYIAN

An annexation petition has been submitted to the City of Las Vegas on property generally located west side of Decatur Blvd. between Sawyer Avenue and Lake Mead Blvd., containing approximately one-half 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 25 3 54 PM '84

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

CITY CLERK

Linda M. Owens

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:

Lot Twenty-two (22), Block Twelve (12), CURTIS PARK MANOR NO. 4

NO. OF ACRES TO BE ANNEXED: 1/2

GENERAL LOCATION OF ANNEXATION AREA: West side of Decatur Blvd. between Sawyer Avenue and Lake Mead Boulevard.

Respectfully submitted,

NAME (Print)

SIGNATURE:

GEORGE ESSAYIAN
ANNA ESSAYIAN

George Essayian
Anna Essayian

ADDRESS: 9020 W. Washburn Road

TELEPHONE #: 645-2427

Las Vegas, Nv. 89129

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

A copy of the Deed of Ownership is required.

HAN:jk

A-4-84 (A)

Affix I.R.S. \$ 18.15

GRANT, BARGAIN, SALE DEED

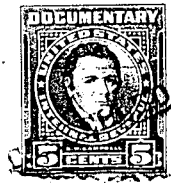
THIS INDENTURE WITNESSETH: That AL BRAMLET, a married man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GEORGE ESSAYIAN and ANNA ESSAYIAN, husband and wife as joint tenants

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

Lot Twenty-two (22), Block Twelve (12), CURTIS PARK MANOR NO. 4, as shown by map thereof on file in Book 6 of Plats, page 11, in the Office of the County Recorder of Clark County, Nevada.

- SUBJECT TO:
1. Taxes for the Fiscal Year 1966-1967 and any assessments of record.
 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.



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

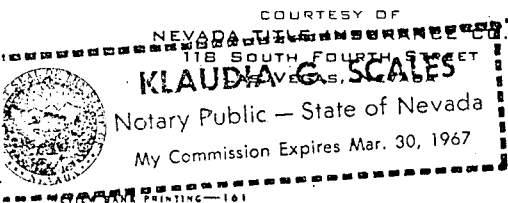
Witness my hand on this 16th day of July, 1965

Al Bramlet
Al Bramlet

STATE OF NEVADA } ss.
 County of Clark
 On this 16th day of July, 1965,
 personally appeared before me, a Notary Public in and for said County and State, _____
Al Bramlet

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the use and purposes therein mentioned.

Klaudia G. Scales
Notary Public in and for said County and State.



Order No. LV-20684 KS LV 106257
 When Recorded, mail to George Essayian
4872 W. Lake Mead Blvd.
Las Vegas, Nevada

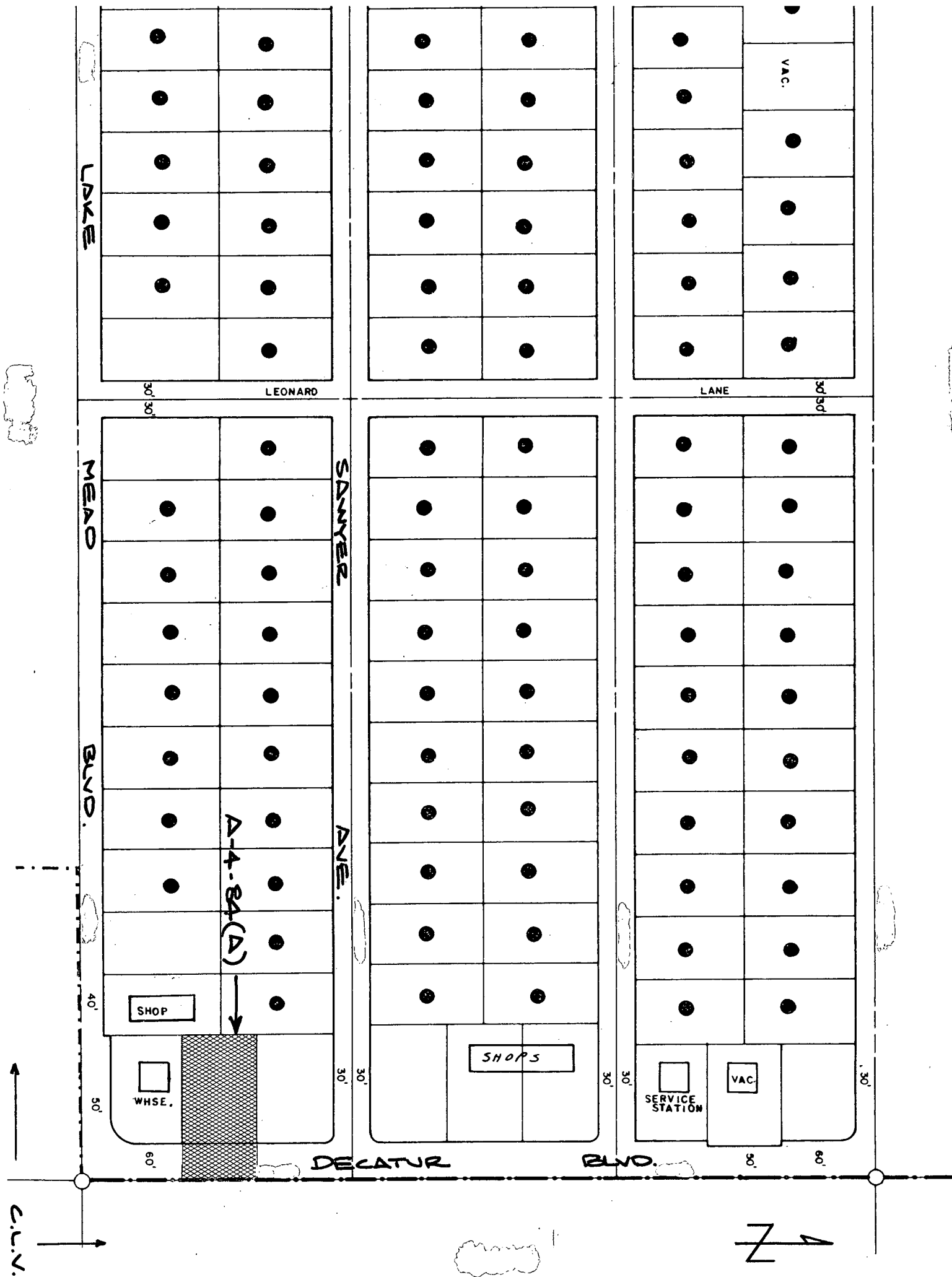
INST. NO. **618699**
 OFFICIAL RECORD BOOK NO. 770
 RECORDED AT REQUEST OF

Title Insurance and Trust Company

JAN 10 3 20 PM '67

CLARK COUNTY, NEVADA
 PAUL E. HORN, RECORDER
 FEE 2.52 DEPUTY 82

Recorder's Stamp.



C.L.V. →

