

**Planning & Development Department
Scanning Cover Sheet**

Case No

A-7-88 *A*

APN

13824510001

Location

SMOKE RANCH RD & MICHEAL WAY

Applicant

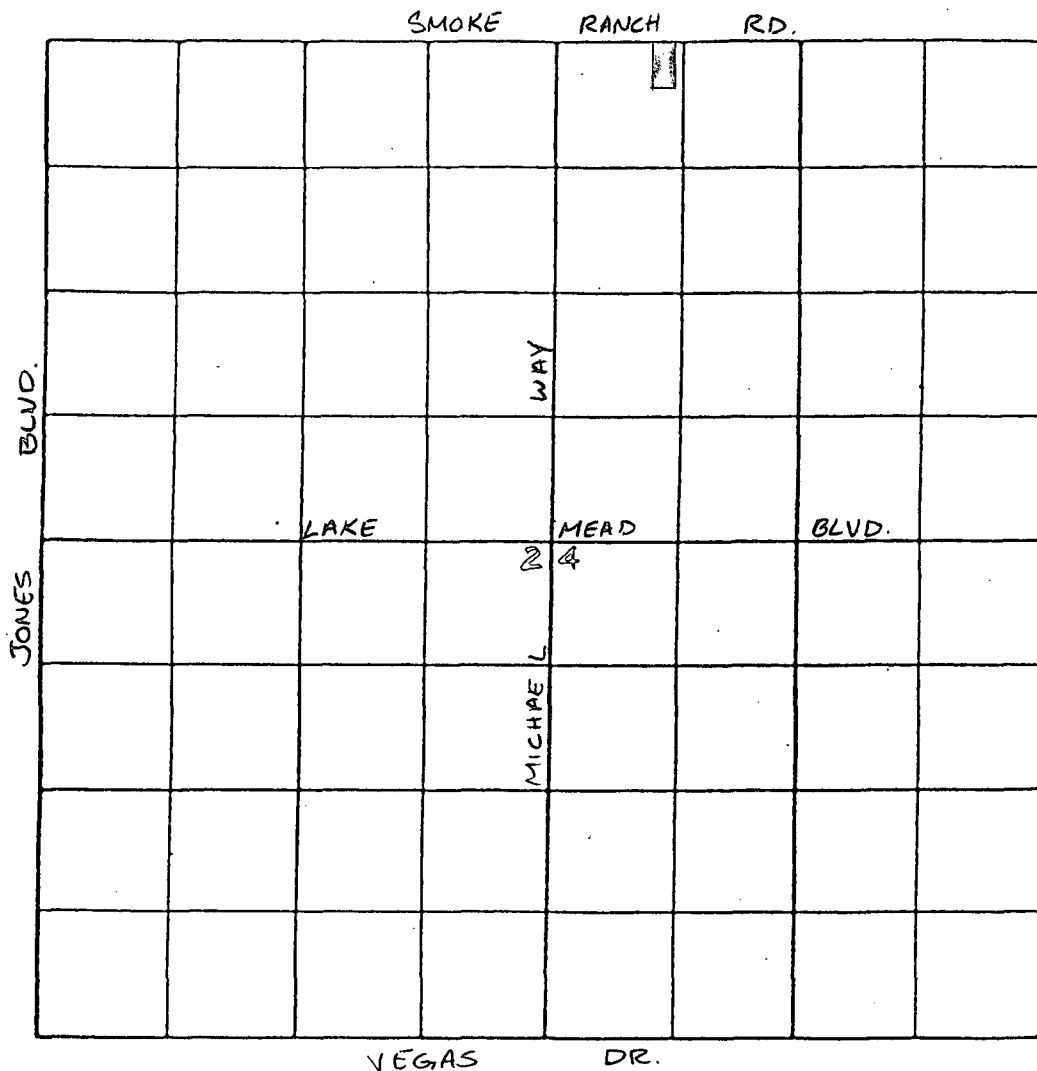
Milan and Pauline Checha

Subject

Proposal for Annexation



1 2 3 4 5 6



1"=1000'

APPROVED OCT 19 1988
EFFECTIVE DATE OCT 28 1988

SECTION 24
RANGE 60 E
TOWNSHIP 20 S

ORD. 3384

0.5 AC.

A-7-88

8/11/88 Planning Commission

*10. ANNEXATION	Applicant:	MILAN AND PAULINE CHECHA
A-7-88(A)	Application:	Petition of Annexation
NOT A PUBLIC HEARING	Location:	5307 Smoke Ranch Road
	Size:	0.5± Acre

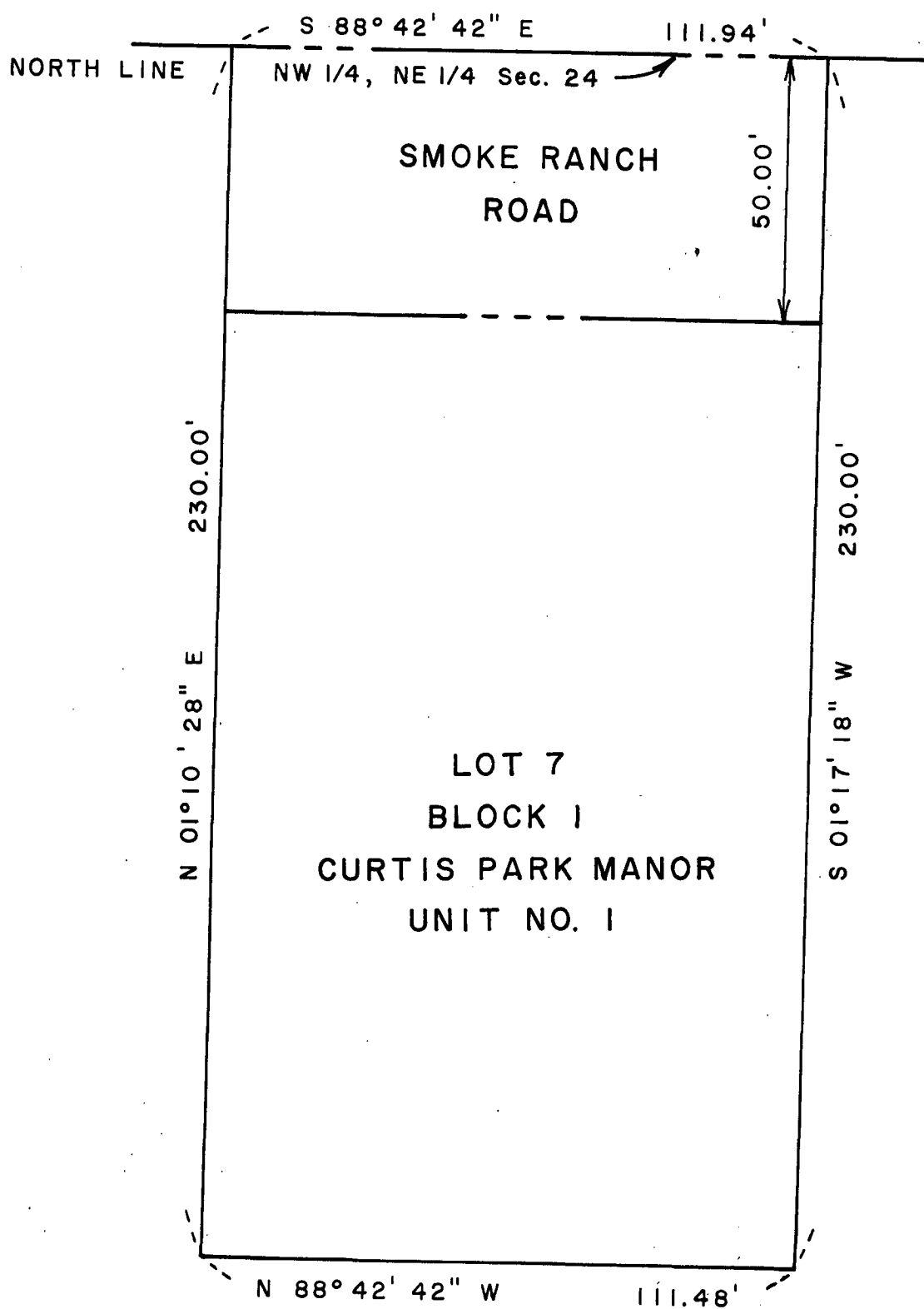
APPLICATION REQUEST:

This request is to annex a one-half acre parcel which is currently developed with a single family residence. This annexation was initiated as a result of a sewer hookup agreement. This annexation is within an area designated as appropriate adjacent properties for annexation. The property is bordered on its west side by existing City Limits. The current County zoning is R-E and the City equivalent will be R-E.

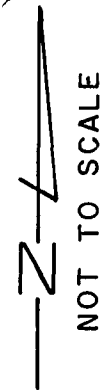
STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

A PORTION OF
THE NW 1/4, NE 1/4, SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. M.
CLARK COUNTY, NEVADA



THIS MAP WAS PREPARED FROM THE
EXISTING INFORMATION AS SHOWN ON
THE PLAT OF CURTIS PARK MANOR
UNIT NO. 1 ON FILE IN BOOK 5 OF
PLATS, PAGE 3 OF CLARK COUNTY,
NEVADA RECORDS. NO RESPONSIBILITY
IS ASSUMED FOR THE CORRECTNESS
OF INFORMATION SHOWN HEREON.



ANNEXED TO THE CITY OF LAS VEGAS
UNDER ORDINANCE NO. 3384

FOR USE OF COUNTY RECORDER

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 21, 1988

TO: BUILDING AND SAFETY
BUSINESS ACTIVITY
FIRE SERVICES: RICK LAZENBY AND ANN VILBERT
PUBLIC WORKS: RIGHT-OF-WAY (ED BYRGE)
ELECTRICAL SERVICES (GEORGE FERRIS)
SANITATION DIVISION (TOM MCCAFFREY)
LAND DEVELOPMENT SERVICES (JOEL HARRIS)
STREET DIVISION
TRAFFIC ENGINEERING

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

ROBERT S. GENZER
PRINCIPAL PLANNER

SUBJECT: ANNEXATION A- 7-88(A) - MILAN AND PAULINE CHECHA

COPIES TO: CURRENT PLANNING DIVISION (JOHN HERBERT)
STREETLIGHTING (GENE ROGERS % 2ND FLOOR
- CONSTRUCTION SERVICES)
ENGINEERING PLANNING (JOHN MCNELLIS)

Please be advised that a parcel of land containing approximately 0.5 acres, generally located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and copy of Annexation Ordinance # 3384 are attached for your reference.

HPF:RSG:gm

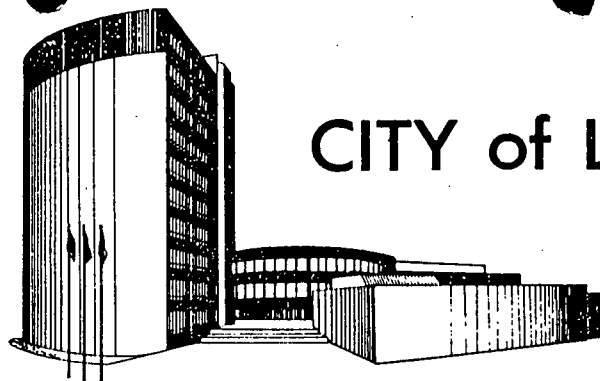
Attachment:

1. Location Map
2. Annexation Ordinance

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Department of Taxation
Capitol Complex
Carson City, Nevada 89701

RE: Annexation A-7-88(A)

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for A-7-88(A) and recorded accurate map are referred to your office. Please note that the effective date of the Ordinance is October 28, 1988.

The annexation area consists of approximately 0.5 acres, located at 5307 Smoke Ranch Road.

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

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachments:

1. Annexation Ordinance
2. Accurate Map

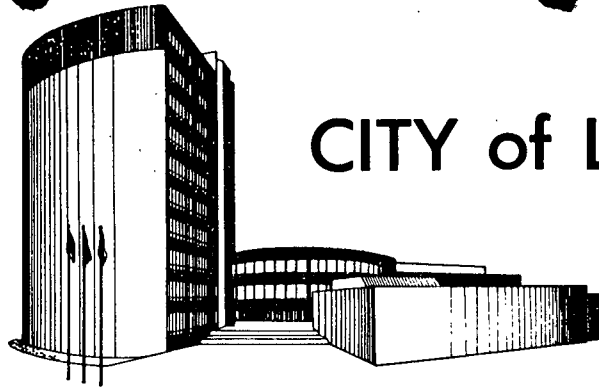
cc: City Clerk
Director of Finance
(w/Annexation Ordinance and
Location Map)



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Paul Michalka, OPS Manager
Central Telephone Company
330 South Valley View Boulevard
Las Vegas, Nevada 89152

RE: Annexation A-7-88(A)

Dear Mr. Michalka:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and a copy of Annexation Ordinance #3384 are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

1. Location Map
2. Annexation Ordinance

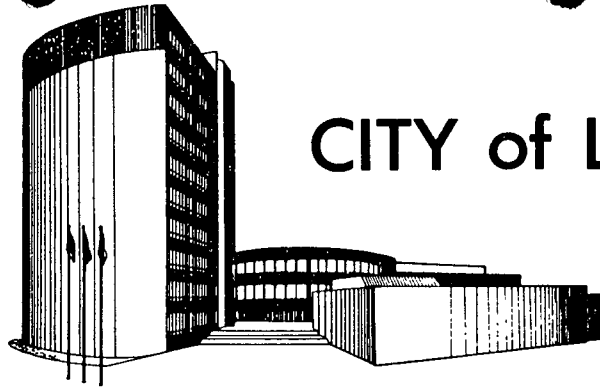
cc: Mr. Dennis Doulter
Centel



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Ms. Shirley Myron
Manager of Office Services
Nevada Power Company
P. O. Box 230
Las Vegas, Nevada 89151

RE: Annexation A-7-88(A)

Dear Ms. Myron:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and a copy of Annexation Ordinance #3384 are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

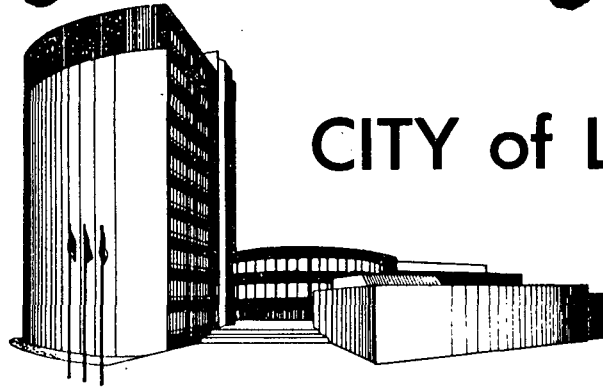
1. Location Map
2. Annexation Ordinance



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Southwest Gas Corporation
Engr. Mgr., Thunderbird Division
P. O. Box 15015
Las Vegas, Nevada 89114

RE: Annexation A-7-88(A)

Gentlemen:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and a copy of Annexation Ordinance #3384 are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

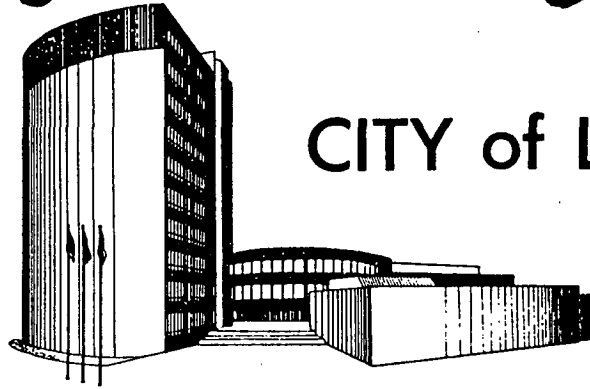
1. Location Map (three copies)
2. Annexation Ordinance



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

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

RE: Annexation A-7-88(A)
Dear Ms. Neiry:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and a copy of Annexation Ordinance #3384 are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

1. Location Map
2. Annexation Ordinance

cc: Clark County Public Works
Right-of-Way Division

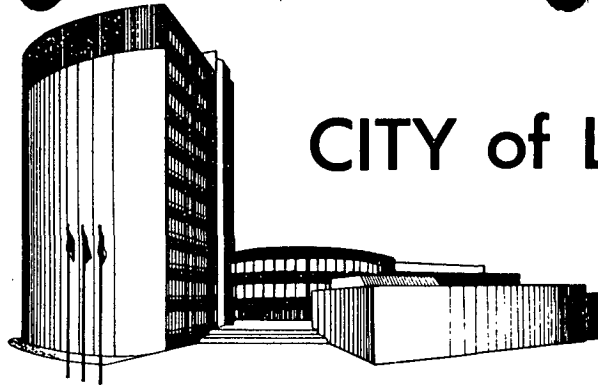
Clark County Business License Bureau



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Ms. Barbara Bailey
Clark County Elections Department
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Annexation A-7-88(A)

Dear Ms. Bailey:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map, a copy of the Annexation Ordinance #3384, and a copy of the accurate map are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

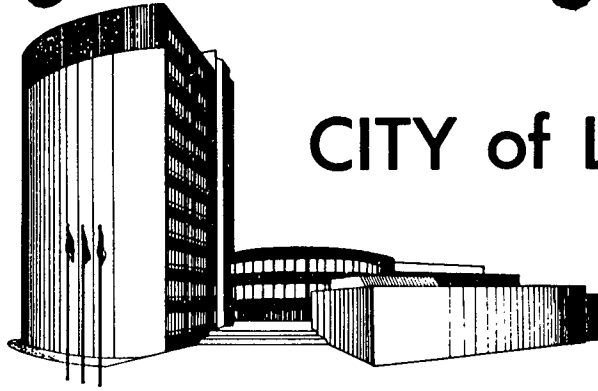
1. Location Map
2. Annexation Ordinance
3. Accurate Map



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Mr. Robert Kelley
Clark County Tax Assessor's Office
Mapping Division
309 South Third Street
Las Vegas, Nevada 89155

RE: Annexation A-7-88(A)

Dear Mr. Kelley:

Please be advised that a parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road, was annexed to the City of Las Vegas effective October 28, 1988.

A location map and a copy of Annexation Ordinance #3384 are attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachments:

1. Location Map
2. Annexation Ordinance



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 20, 1988

Milan and Pauline Checha
5307 Smoke Ranch Road
Las Vegas, Nevada 89108

RE: A-7-88(A)

Dear Mr. and Mrs. Checha:

Please be advised that your parcel of land containing approximately 0.5 acres, located at 5307 Smoke Ranch Road was annexed to the City of Las Vegas effective October 28, 1988.

A copy of Annexation Ordinance #3384 is attached for your reference.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachment
Annexation Ordinance



Bill No. 88-51

Ordinance No. 3384

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-7-88(A))

Sponsored by:
Mayor Ron Lurie

Summary: Annexes property described generally as located at 5307 Smoke Ranch Road.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS 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:

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 24, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

BEGINNING at the Southwest corner of Lot 7, Block 1 of CURTIS PARK MANOR UNIT NO. 1 as shown by map thereof on file in Book 5 of Plats, Page 3 of Clark County, Nevada Records; thence along the West line of said Lot 7, Block 1 and the Northerly prolongation of said West line, North 01°10'28" East a distance of 230.00 feet to the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 24; thence along said North line, South 88°42'42" East a distance of 111.94 feet to the Northerly prolongation of the East line of said Lot 7, Block 1; thence along said Northerly prolongation and said East line, South 01°17'18" West a distance of 230.00 feet to the South line of said Lot 7, Block 1; thence along said South line, North 88°42'42" West a distance of 111.48 feet to the POINT OF BEGINNING.

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:

CERTIFIED AS A TRUE COPY.

Kathleen M. Tyle
CITY CLERK, CITY OF LAS VEGAS
NEVADA

5 pages 10/24/88

A-7-88(A)

- 1 A. The area to be annexed was contiguous to the City's
2 boundaries at the time the annexation proceedings
3 were instituted;
- 4 B. More than one-eighth (1/8) of the aggregate exter-
5 nal boundaries of the area are contiguous to the
6 City of Las Vegas;
- 7 C. The territory proposed to be annexed is not
8 included within the boundaries of another incor-
9 porated city or within the boundaries of any unin-
10 corporated town as those boundaries existed as of
11 July 1, 1983;
- 12 D. The City of Las Vegas is eligible to annex the area
13 described in this report since the landowners have
14 signed a petition constituting one hundred percent
15 (100%) of the owners of record of individual lots
16 or parcels of land within the annexation area.

17 SECTION 3: The City of Las Vegas will provide police
18 protection through the Las Vegas Metropolitan Police Department,
19 fire protection, street maintenance, and library services imme-
20 diately upon annexation. Garbage collection by the company
21 franchised by the City will also be provided immediately. The
22 City sanitary sewer system will serve the proposed annexation
23 area. Any connection to or extension of this sewer line to serve
24 the annexation area shall be at the expense of the landowners.
25 Other services, such as participation in the City's recreational
26 programs, special education classes and programs, public works
27 planning, building inspections, and other City Hall services will
28 also be available immediately. Utilities such as gas, electri-
29 city, telephone, and water are provided by private utility com-
30 panies and other services to the area will not be affected by
31 annexation. Street paving, curbs and gutters, sidewalks and
32 street lights which are not in place at the time of annexation

1 will be installed in the presently developed areas upon the
2 request of the property owners and at their expense by means of
3 special assessment districts. Such improvements will be extended
4 into the undeveloped areas as development takes place and the
5 need therefor arises, and will be located according to the needs
6 of the area at that time. Such installations will also be made
7 at the expense of the property owners, either by means of special
8 assessment districts or as prerequisites to the approval of sub-
9 division plats or the issuance of building permits, re-zonings,
10 zone variances or special use permits.

11 SECTION 4: The annexation of said described territory
12 shall become effective on the 28th day of October, 1988, and on
13 such date the City of Las Vegas will have the funds appropriated
14 in sufficient amount to finance the extension into said described
15 territory of police protection, fire protection, street main-
16 tenance, street sweeping, and street lighting maintenance.

17 SECTION 5: Said described territory, together with the
18 inhabitants and property thereof, shall, from and after the 28th
19 day of October, 1988, be subject to all debts, laws, ordinances
20 and regulations in force in the City of Las Vegas and shall be
21 entitled to the same privileges and benefits as other parts of
22 said City, and shall be subject to municipal taxes levied by the
23 City of Las Vegas, Nevada.

24 SECTION 6: The City Engineer of the City of Las Vegas,
25 Nevada, is hereby instructed to cause to be prepared an accurate
26 map or plat of said described territory and to record the same,
27 together with a certified copy of this ordinance in the office of
28 the County Recorder of Clark County, Nevada, which said recording
29 shall be done prior to the 28th day of October, 1988.

30 SECTION 7: The said described territory, which hereto-
31 fore has been zoned R-E (County of Clark classification), is
32 hereby classified as R-E (City of Las Vegas classification),

1 which is deemed to be the City equivalent of said County classi-
2 fication.

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

15 PASSED, ADOPTED and APPROVED this 19th day of
16 October, 1988.



17 APPROVED:

18
19 By [Signature]
RON LURIE, Mayor

20 ATTEST:

21 [Signature]
22 KATHLEEN M. TIGHE, City Clerk
23
24
25
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27
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29
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31
32

[Signature]
10-21-88

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 21st day of September, 1988,
3 and referred to the following committee composed of Mayor
4 Lurie and Councilman Bunker for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 19th day of October, 1988, 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 Adamsen, Bunker, Miller, Nolen and Mayor Lurie

12 VOTING "NAY": NONE

13 ABSENT: NONE



APPROVED:

19 By *Ron Lurie*
20 RON LURIE, Mayor

21 ATTEST:

22 *Kathleen M. Tighe*
23 KATHLEEN M. TIGHE, City Clerk

Survey map of Lot 7, Block 1, Curtis Park Manor Unit No. 1. The map shows a rectangular lot with dimensions: North side 111.94', South side 111.48', East side 230.00', and West side 230.00'. The lot is bounded by a North Line to the north and a South Line to the south. The lot is labeled 'LOT 7', 'BLOCK 1', 'CURTIS PARK MANOR', and 'UNIT NO. 1'. The North Line is labeled 'NORTH LINE' and the South Line is labeled 'SOUTH LINE'. The lot is also labeled 'SMOKE RANCH ROAD' and 'LOT 7'.

Z

NOT TO SCALE

FOR USE OF COUNTY RECORDER

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LV/CITY OF

10-26-88 14:10 SAW 7
BOOK: 881026 INST: 00649
FEE: 11.00 RPTT: .00
ORDINANCE

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 25, 1988

TO: RIGHT-OF-WAY ACQUISITION, DEPARTMENT OF PUBLIC WORKS	FROM:  ROBERT S. GENZER, PRINCIPAL PLANNER DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: RECORDATION: A-7-88 (A) MILAN AND PAULINE CHECHA	COPIES TO:

Subject Annexation MUST BE RECORDED BEFORE OCTOBER 28, 1988.

Please return a Recorded Copy for our files.

Thank you.

RSG:gm

Attachment

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: October 19, 1988

TO: LAS VEGAS LAS VEGAS SUN

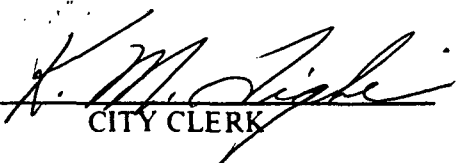
FROM: CITY CLERK

SUBJECT: PUBLICATION OF BILL NO. 88-51 ORDINANCE NO. 3384 ANNEXATION NO. A-7-88(A)

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Saturday, October 22, 1988 (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.)


CITY CLERK

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

Bill No. 88-51

Ordinance No. 3384

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-7-88(A))

Sponsored by:

Mayor Ron Lurie

Summary: Annexes property described generally as located at 5307 Smoke Ranch Road.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of September, 1988, and referred to the following committee composed of Mayor Lurie and Councilman Bunker for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of October, 1988, 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: Adamsen, Bunker, Miller, Nolen and Mayor Lurie

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.

SEPTEMBER 21, 1988

September 2, 1988

AGENDA DOCUMENTATION

Date: _____

TO:

The City Council

FROM:

Val Steed
Deputy City Attorney

Val Steed

SUBJECT:

Bill No.

Annexation No. A-7-88(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located at 5307 Smoke Ranch Road. The annexation process has now been completed in accordance with the NRS and the final date of annexation (October 28, 1988) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-7-88(A)
Property Located:	5307 Smoke Ranch Road
Petitioned By:	Milon and Pauline Checha 5307 W. Smoke Ranch Las Vegas, Nevada 89108
Acreage:	Approximately 0.5 acres
Zoned:	R-E (County zoning) R-E (City equivalent)

FISCAL IMPACT

None

RECOMMENDATIONS

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

Agenda Item

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; 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-7-88(A))

Sponsored by:

Mayor Ron Lurie

Summary: Annexes property described generally as located at 5307 Smoke Ranch Road.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS 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:

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 24, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

BEGINNING at the Southwest corner of Lot 7, Block 1 of CURTIS PARK MANOR UNIT NO. 1 as shown by map thereof on file in Book 5 of Plats, Page 3 of Clark County, Nevada Records; thence along the West line of said Lot 7, Block 1 and the Northerly prolongation of said West line, North 01°10'28" East a distance of 230.00 feet to the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 24; thence along said North line, South 88°42'42" East a distance of 111.94 feet to the Northerly prolongation of the East line of said Lot 7, Block 1; thence along said Northerly prolongation and said East line, South 01°17'18" West a distance of 230.00 feet to the South line of said Lot 7, Block 1; thence along said South line, North 88°42'42" West a distance of 111.48 feet to the POINT OF BEGINNING.

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:

- 1 A. The area to be annexed was contiguous to the City's
2 boundaries at the time the annexation proceedings
3 were instituted;
4 B. More than one-eighth (1/8) of the aggregate exter-
5 nal boundaries of the area are contiguous to the
6 City of Las Vegas;
7 C. The territory proposed to be annexed is not
8 included within the boundaries of another incor-
9 porated city or within the boundaries of any unin-
10 corporated town as those boundaries existed as of
11 July 1, 1983;
12 D. The City of Las Vegas is eligible to annex the area
13 described in this report since the landowners have
14 signed a petition constituting one hundred percent
15 (100%) of the owners of record of individual lots
16 or parcels of land within the annexation area.

17 SECTION 3: The City of Las Vegas will provide police
18 protection through the Las Vegas Metropolitan Police Department,
19 fire protection, street maintenance, and library services imme-
20 diately upon annexation. Garbage collection by the company
21 franchised by the City will also be provided immediately. The
22 City sanitary sewer system will serve the proposed annexation
23 area. Any connection to or extension of this sewer line to serve
24 the annexation area shall be at the expense of the landowners.
25 Other services, such as participation in the City's recreational
26 programs, special education classes and programs, public works
27 planning, building inspections, and other City Hall services will
28 also be available immediately. Utilities such as gas, electri-
29 city, telephone, and water are provided by private utility com-
30 panies and other services to the area will not be affected by
31 annexation. Street paving, curbs and gutters, sidewalks and
32 street lights which are not in place at the time of annexation

1 will be installed in the presently developed areas upon the
2 request of the property owners and at their expense by means of
3 special assessment districts. Such improvements will be extended
4 into the undeveloped areas as development takes place and the
5 need therefor arises, and will be located according to the needs
6 of the area at that time. Such installations will also be made
7 at the expense of the property owners, either by means of special
8 assessment districts or as prerequisites to the approval of sub-
9 division plats or the issuance of building permits, re-zonings,
10 zone variances or special use permits.

11 SECTION 4: The annexation of said described territory
12 shall become effective on the 28th day of October, 1988, and on
13 such date the City of Las Vegas will have the funds appropriated
14 in sufficient amount to finance the extension into said described
15 territory of police protection, fire protection, street main-
16 tenance, street sweeping, and street lighting maintenance.

17 SECTION 5: Said described territory, together with the
18 inhabitants and property thereof, shall, from and after the 28th
19 day of October, 1988, be subject to all debts, laws, ordinances
20 and regulations in force in the City of Las Vegas and shall be
21 entitled to the same privileges and benefits as other parts of
22 said City, and shall be subject to municipal taxes levied by the
23 City of Las Vegas, Nevada.

24 SECTION 6: The City Engineer of the City of Las Vegas,
25 Nevada, is hereby instructed to cause to be prepared an accurate
26 map or plat of said described territory and to record the same,
27 together with a certified copy of this ordinance in the office of
28 the County Recorder of Clark County, Nevada, which said recording
29 shall be done prior to the 28th day of October, 1988.

30 SECTION 7: The said described territory, which hereto-
31 fore has been zoned R-E (County of Clark classification), is
32 hereby classified as R-E (City of Las Vegas classification),

1 which is deemed to be the City equivalent of said County classi-
2 fication.

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

15 PASSED, ADOPTED and APPROVED this ____ day of
16 _____, 1988.

17 APPROVED:

18
19 By _____
 RON LURIE, Mayor

20 ATTEST:

21
22 _____
 KATHLEEN M. TIGHE, City Clerk
23
24
25
26
27
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30
31
32

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the _____ day of _____, 1988,
3 and referred to the following committee composed of _____
4 _____ and _____ for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the _____ day of _____, 1988, which was a
7 _____ meeting of said Council; that at said
8 _____ 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": _____

12 VOTING "NAY": _____

13 ABSENT: _____

14

15 APPROVED:

16

17 By _____
18 RON LURIE, Mayor

19 ATTEST:

20

21 _____
22 KATHLEEN M. TIGHE, City Clerk

23

24

25

26

27

28

29

30

31

32

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

August 31, 1988

TO:

Harold Foster, Director
Community Planning

FROM:

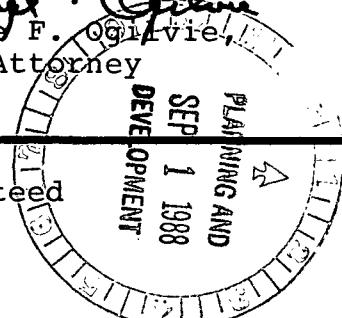
George F. Gilvie
George F. Gilvie,
City Attorney

SUBJECT:

Ordinance Request Memorandum
Annexation A-7-88(A)

COPIES TO:

Val Steed



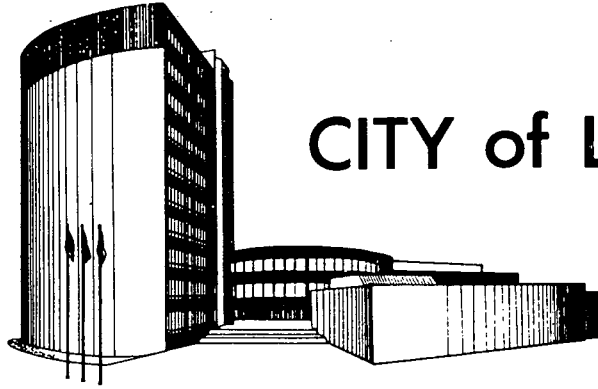
This will acknowledge receipt of your ordinance request memorandum dated August 26, 1988, regarding the above subject. This request has been assigned to Val Steed and he should have it completed no later than September 8, 1988, to be placed on the September 21, 1988, City Council agenda. If the urgency of this matter requires an earlier answer, or if you have any questions, please feel free to contact him.

GFO/ph

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 17, 1988

Milan and Pauline H. Checha
5307 Smoke Ranch Road
Las Vegas, Nevada 89108

RE: A-7-88(A) - PETITION OF ANNEXATION

Dear Mr. and Mrs. Checha:

Your Petition for Annexation of property located at 5307 Smoke Ranch Road, containing approximately 0.5 acre, was considered by the Planning Commission on August 11, 1988.

The Planning Commission unanimously voted to recommend APPROVAL.

This request will be forwarded to the City Council for consideration of adopting an ordinance to annex this land.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*10. ANNEXATION - A-7-88(A)

Applicant: MILAN AND PAULINE CHECHA
Application: Petition of Annexation
Location: 5307 Smoke Ranch Road
Size: 0.5± Acre

STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

Babero -
APPROVED
Unanimous

CHAIRMAN JOHNSTON stated this
is a consent item.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 1, 1988

Milan and Pauline H. Checka
5307 Smoke Ranch Road
Las Vegas, Nevada 89108

RE: A-7-88(A) - PETITION OF ANNEXATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on August 11, 1988. This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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:erh

Enclosure



CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

August 26, 1988

DATE

TO: CITY MANAGER	FROM: HAROLD R. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT OF ORDINANCE: A-7-88(A) MILAN AND PAULINE CHECHA	APPROVED TO FORWARD: CITY MANAGER
	DATE:
SPONSOR:	DATE TO CITY ATTORNEY:
DATE:	DATE TO SUBMITTING DEPT:

INTER-OFFICE MEMORANDUM

Date

August 26, 1988

TO:

GEORGE OGILVIE
CITY ATTORNEY

FROM:

R. G.
For: HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ANNEXATION A-7-88(A)
MILAN AND PAULINE CHECHA

COPIES TO:

ROBERT S. GENZER

Please prepare an ordinance with an effective date of October 28, 1988 for the subject annexation. This annexation is under the alternate annexation provision provided for by NRS 268.597.

The annexation area is generally located at 5307 Smoke Ranch Road, containing approximately 0.5 acres of land. The County zoning is R-E. The City's zoning equivalent will be R-E.

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 September 21, 1988 with a final reading on October 19, 1988 City Council meetings.

HPP:RSG:gm

Attachment

**CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY
LEGAL DESCRIPTION**

Tax Parcel No. _____

Document No. _____

Vesting A-7-88Section NW 1/4, NE 1/4, Sec. 24, T.20S., R.60E., M.D.M.Street/Subdivision Lot 7, Block 1, Curtis Park Manor Unit No. 1Requested eb Written bb Checked mwb Proofread bb, mwb
7-29-88 8-1-88

That portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 24, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

BEGINNING at the Southwest corner of Lot 7, Block 1 of CURTIS PARK MANOR UNIT NO. 1 as shown by map thereof on file in Book 5 of Plats, Page 3 of Clark County, Nevada Records; thence along the West line of said Lot 7, Block 1 and the Northerly prolongation of said West line, North $01^{\circ}10'28''$ East a distance of 230.00 feet to the North line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 24; thence along said North line, South $88^{\circ}42'42''$ East a distance of 111.94 feet to the Northerly prolongation of the East line of said Lot 7, Block 1; thence along said Northerly prolongation and said East line, South $01^{\circ}17'18''$ West a distance of 230.00 feet to the South line of said Lot 7, Block 1; thence along said South line, North $88^{\circ}42'42''$ West a distance of 111.48 feet to the POINT OF BEGINNING.



Department of
Comprehensive Planning

Zoning Division

PUBLIC SERVICES BUILDING
401 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 455-4314

August 12, 1988

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

RE: A-5-88(A), A-7-88(A), A-8-88(A), A-9-88(A) & A-10-88(A)

Dear Mr. Genzer:

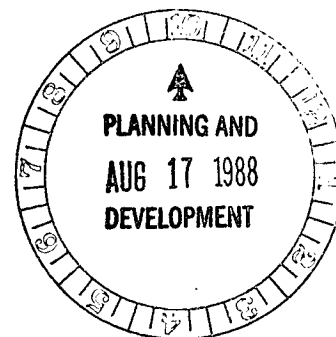
This is to verify that the above-referenced annexation area is presently zoned R-E (Rural Estates Residential) District. At this time there are no pending applications for rezoning.

Sincerely,

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

JOYCE AVERY
Sr. Zoning Specialist

JA/km



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 25, 1988

TO: PUBLIC WORKS (ED BYRGE)
✓ FIRE SERVICES, ALARM OFFICE (ANN VILBERT)
METROPOLITAN POLICE DEPT. (TRAFFIC)
ELECTRICAL SERVICES (GEORGE FERRIS)

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

SUBJECT: ANNEXATION - A-7-88(A)
SUBMITTED BY - MILAN & PAULINE CHECHA

COPIES TO:



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

at 5307 Smoke Ranch Road

containing approximately 0.5 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 August 11, 1988 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

No Comment

HPF:RSG: erh

Attachments:
Location Map

Public Works:
Location Map
Deed
Petition

Ann Vilbert
Fire Alarm Office
8-10-88

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 9, 1988

TO:

COMMUNITY PLANNING AND
DEVELOPMENT

FROM:

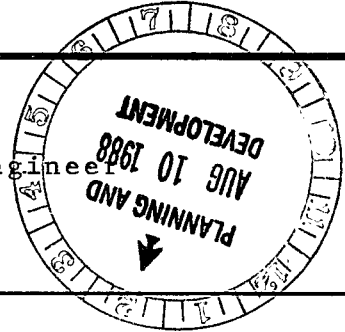
PUBLIC WORKS
SURVEY DIVISION

SUBJECT:

Milan & Pauline Checha
A-7-88(A)

COPIES TO:

City Engineer
Survey



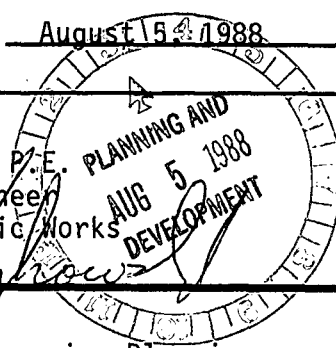
This Division will have no objections to the granting of the subject petition.

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

CDP:ld

INTER-OFFICE MEMORANDUM

August 15, 1988



TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

SUBJECT: COMMENTS RE:

A-7-88(A)
Milan and Pauline Checha

1. We have no objection to the annexation application.

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

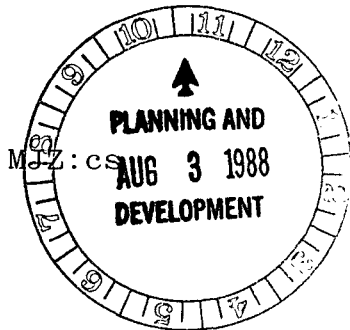
MEMORANDUM

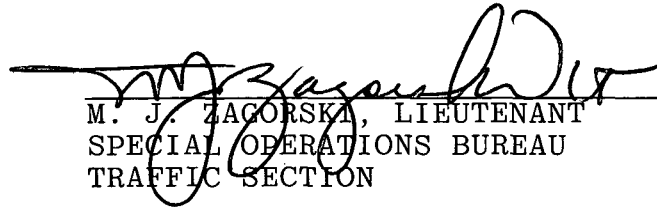
Date: 08-01-88

To : ROBERT GENZER - COMMUNITY PLANNING & DEVELOPMENT

Subject : ANNEXATION - A-7-88(A)

Please be advised, this Department has no objections to the above.




M. J. ZAGORSKA, LIEUTENANT
SPECIAL OPERATIONS BUREAU
TRAFFIC SECTION

July 25, 1988

INTER-OFFICE MEMORANDUM

TO:

ED BYRGE, DEPT. OF PUBLIC WORKS

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

SUBJECT:

ANNEXATION - A-7-88(A)
MILAN AND PAULINE CHECHAREQUEST FOR LEGAL DESCRIPTION AND
ACCURATE MAP

COPIES TO:

C. E. GILPIN

The above-referenced Annexation has been initiated at the request of the City of Las Vegas; therefore, please provide a proper legal description and accurate map.

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

HPF:RSG:gm

Attachment: Location Map

INTER-OFFICE MEMORANDUM

Jury 25, 1988

TO: PUBLIC WORKS (ED BYRGE) FIRE SERVICES, ALARM OFFICE (ANN VILBERT) 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-7-88(A) SUBMITTED BY - MILAN & PAULINE CHECHA	COPIES TO:

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

at 5307 Smoke Ranch Road

containing approximately 0.5 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 August 11, 1988 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

HPF:RSG: erh

Attachments:

Location Map

Public Works:

Location Map

Deed

Petition

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 25, 1988

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-7-88(A)

Dear Mr. Borgel:

An annexation request has been submitted to the City of Las Vegas on property generally located at 5307 Smoke Ranch Road

containing approximately 0.5 acres.

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:gm

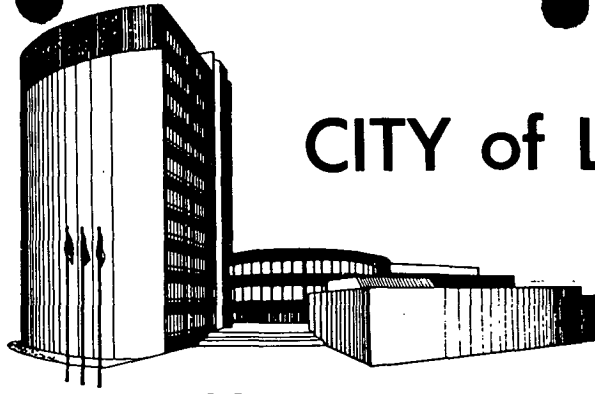
Attachment: Location Map



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 25, 1988

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

RE: ANNEXATION - A-7-88(A)

Dear Ms. Neiry:

Attached is a location map for a new annexation request, A-7-88(A) submitted by Milan and Pauline Checha.

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:gm

Attachment: Location Map

cc: Karen Larson
Town Services Office



CITY OF LAS VEGAS

Date _____

INTER-OFFICE MEMORANDUM

TO: ED BYRGE, DEPT. OF PUBLIC WORKS	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR CV ROBERT S. GENZER PRINCIPAL PLANNER
SUBJECT: ANNEXATION REQUEST FOR LEGAL DESCRIPTION AND ACCURATE MAP	COPIES TO: C. E. GILPIN

The above-referenced Annexation has been initiated at the request of the City of Las Vegas; therefore, please provide a proper legal description and accurate map.

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

HPF:RSG:gm

Attachment: Location Map

8 8 0 3 3 0 0 0 4 6

PETITION FOR ANNEXATION

RECEIVED

①
622

TO THE HONORABLE RON LURIE, MAYOR AND TO THE BOARD
OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

JUL 21 3 57 PM '88

The undersigned, being owners of real property situated within the boundaries of
the territory hereinafter described, do hereby petition you 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: *Pauline M. Checha*

5307 W. SMOKE RANCH

CITY CLERK

NO. OF ACRES TO BE ANNEXED: .5

GENERAL LOCATION OF ANNEXATION AREA: S. OF SMOKE RANCH, W. OF DECATUR

Respectfully submitted,

SIGNATURE: _____

SIGNATURE: _____

NAME (PRINT): MILON CHECHA

NAME (PRINT): PAULINE CHECHA

ADDRESS: 5307 W. SMOKE RANCH

ADDRESS: (Same)

TELEPHONE NO.: 647-1768

TELEPHONE NO.: _____

AGREEMENT

We, the Petitioners requesting annexation into the City of Las Vegas, offer this
Petition for Annexation as consideration for the furnishing of sewer services by
the City of Las Vegas to our property, as described above. We understand that
the City will delay the actual annexation process until our property meets the
requirements outlined in NRS 268.570-268.608.

We intend this Petition and Agreement to be for the express benefit of the above-
described property. We intend this Petition and Agreement to be binding against
ourselves, our heirs and our assigns upon furnishment of said sewer services.
We intend that subsequent purchasers of the above described property be put on
notice of this covenant running with the land, and, for that purpose, hereby con-
sent that this Petition and Agreement shall be recorded.

STATE OF NEVADA

COUNTY OF CLARK

SS.

SIGNED: *Pauline Checha*
Milon Checha

On Feb 26, 1988 before me the
undersigned, a Notary Public in and
for said County and States, personally
appeared:

MILON CHECHA
Owners of Above Described Property

Pauline & MILON Checha
known to me to be the person described
in and who executed the foregoing in-
strument, who acknowledged to me that
he executed the same freely and
voluntarily and for the uses and pur-
poses therein mentioned.

WITNESS my hand and official seal.

Nancy R. Miller
Notary Public in and for County & State
My Commission Expires:

300-431-004

Return to:
Land Development - 3rd Floor
City Hall
400 E Stewart
Las Vegas, Nevada
89101

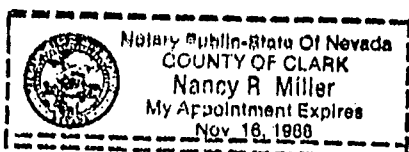
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

LV/CITY OF

03-30-88 13:43 NA1

BOOK: 880330 INST: 00846

FEE: 5.00 RPPT: .00



87101600610

ARX I. R. S. #5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PAUL NE CHECHA

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MILAN CHECHA AND PAULINE H. CHECHA, 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 Seven (7), Block One (1), in Curtis Park Manor Unit No. 1, as shown by map thereof on file in Book 5 of Plats, Page 3, in the office of the County Recorder, Clark County, Nevada.

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

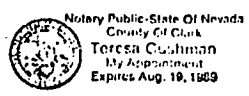
Witness my hand this 14th day of October, 1987

STATE OF NEVADA }
COUNTY OF CLARK } ss.

On October 14, 1987
personally appeared before me, a Notary Public, _____
Pauline Checha

who acknowledged that She executed the above instrument.
Signature Teresa Cushman
(Notary Public)

(Notarial Seal)



Pauline Checha
PAULINE CHECHA

ESCROW NO. _____ RECORDER'S
ORDER NO. _____ INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: _____

Pauline Checha
5307 Smoke Rd
Las Vegas NV
89108

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

10-16-87 11:28 VS1 1
OFFICIAL RECORDS
BOOK: 871016 INST: 00610
FEE: 5.00 RPTT: EX0005

87101600610

For Link Case

PCL5 300 431 004
INVALID COMMAND SYNTAX, ENTER:

CICS

USERID

PARCEL 300-431-004	TAX DISTRICT- 125	DOCUMENT- 871016:00610	DATE- 10/16/87
---ASSESSOR DESCRIPTION----	----- (1) OWNER -----	MULTI- 1	VST- JT
CURTIS PK MANOR #1	CHECHA MILAN & PAULINE H		
LOT 07 BLK 01	5307 SMOKE RANCH RD		
	LAS VEGAS NV		89108

GEO ID- PT NW4 NE4 SEC 24 20 60	OBSOL-		
LOCATION ADDRESS- 05307	SMOKERANCH RD CNTY	NBRHOOD- 56	
COMMENT-	LAND USE/CAPACITY-	1-10-0-0-0	1
SUBDIVISION REFERENCE-	AD- 03/84	SALES-	00/00
UPDATE BATCH- A-225-424-89 10/27/87	APPRAISED- 87-88	88-89	CURRENT
LAST UPDATE DATE- 05/04/88	66000	66000	66000

	ACRES	LAND	IMP	PERS	EXEMPT	GROSS	TOTAL
1987-88		9100	14000	0	N/A		23100
1988-89	.00	9100	14000	0	1000 A1		23100
LAND	ACRES	VALUE	-IMPROVEMENT-	--PERSONAL--		GROSS-	23100
.02	.00	9100	CODE	VALUE		EXEMPT- A1	1000
	(R-032-86)		14000	0		(C-015-90)	
			(C-134-86)				
LYF-	1.000	TYF-	1.000				
LOT SIZE-	112X 180,	LOT SQFT-	20160				
PCL5 300-431-		PCL 300-431-004		CL4 300-431-004I037			

CITY

COUNTY

A-7-88(A)

5446

WHSE

T

APRICOT

30' 30'

50' SMOKE RANCH

SMOKE RANCH ROAD

SMOKE

RANCH

5317

5307

MICHAEL WAY

CITY LIMIT

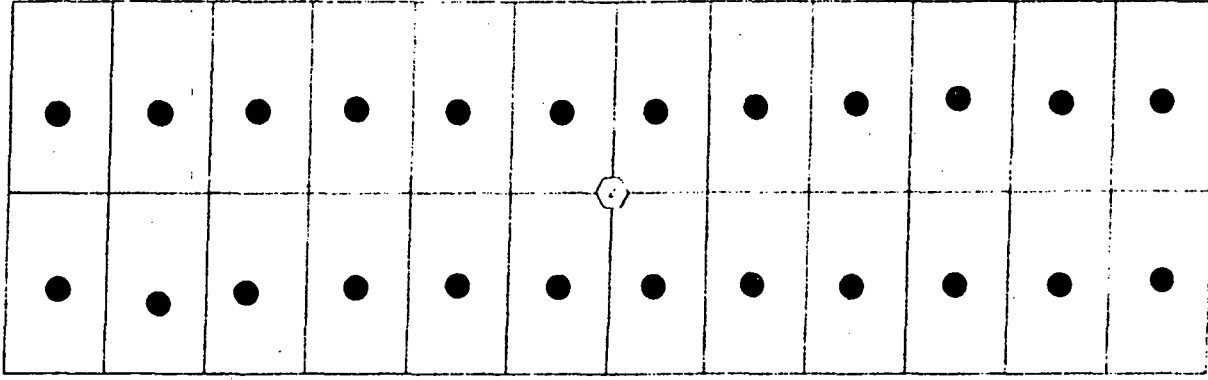
LEONARD LANE

5400

5380

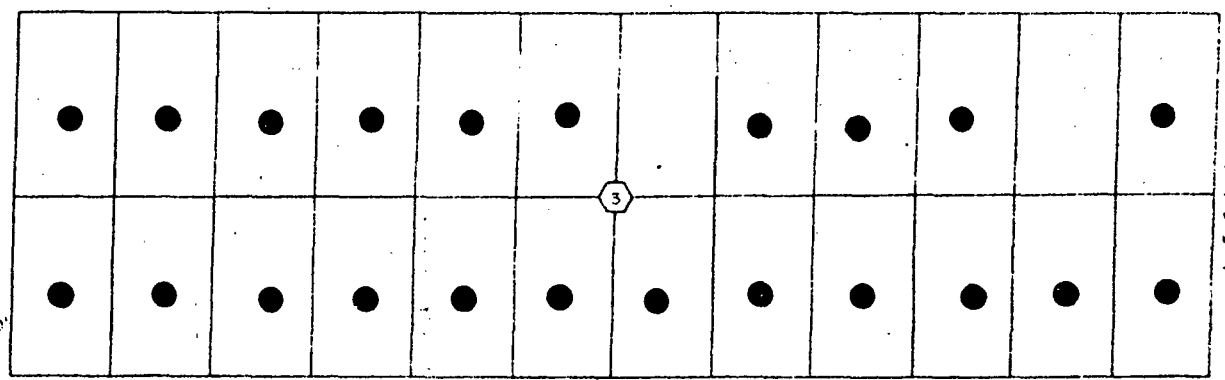
CITY LIMIT

AUBORN AVENUE



60'

REFITED



30'

EUGENE

LEONARD

60'

CITY

COUNTY

W. MICHAEL

A-7-88(A)

5446

WHSE

T

APRICOT

30' 30'

SMOKE RANCH ROAD

MICHAEL WAY

CITY LIMIT

LEONARD LANE

CITY LIMIT

AUBORN AVENUE

W. H. A. F. L. WAY

60'

REITER

30'

EUGENE

LEONARD

60'