

**Planning & Development Department
Scanning Cover Sheet**

Case No A-12-83

APN N/A

Location EDMOND ST & EL PARQUE WAY

Applicant John J. Skandros Et Al

Subject

Proposal for Annexation



1 2 3 4 5 6

ANNEXATION PROCEDURES (ALTERNATE)

ANNEXATION NUMBER

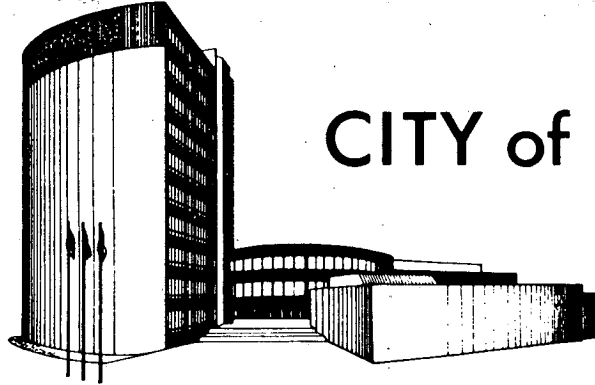
- ☒ 1. Clerk for Date Stamping
- ☒ 2. Log in - make up file - White label (A# - Applicant - G.L.)
- ☒ 3. Prepare Name, Address & Annexation # for Foster's Secretary
- ☒ 4. Post Item Under Proper Planning Commission Meeting in Foster's Secretary's Office
- 9-28-83 5. Send Letter to Clark County Zoning for present zoning.
- 9-28-83 6. Request Comments from Public Services (Doug Peterson), Fire Services, Metro and Electric Division (George Ferris)
- ☐ 7. Request ~~Public~~ ^{Eng.} 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 & HighwaysAlong 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).

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 26, 1985

Mr. John J. Skandros
4400 W. Bonanza Road
Las Vegas, Nevada 89107

RE: A-12-83(A)

Dear Mr. Skandros:

The City Planning Commission on October 25, 1983, approved your application to annex a 2.5 acre parcel of land generally located on the northeast corner of Edmond Street and El Parque Avenue. Since that time, no further action has been taken because a survey map has never been submitted.

At this time, we would like to know if you have any intent of completing this action. If we do not hear from you within thirty days of the date of this letter, the application will be declared null and void.

If you have any questions, please feel free to contact Robert S. Genzer, Senior Planner, at 386-6301.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:RSG:jcd

PROPERTY SOLD IN 1984
PER MR. SKANDROS - 2/28/85
APPLICATION VOID

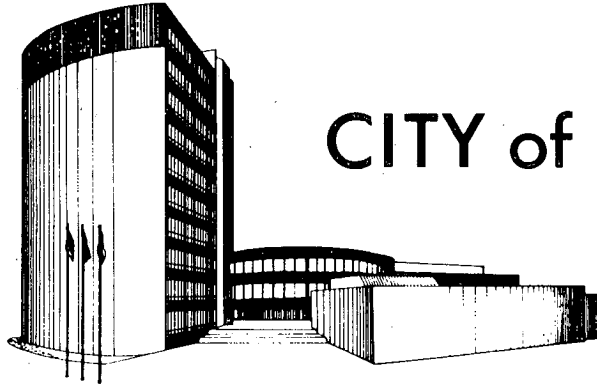


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

October 27, 1983

John J. Skandros, Et Al
4400 W. Bonanza Road
Las Vegas, Nevada 89107

RE: A-12-83(A)

Dear Mr. Skandros:

Your petition to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres, was considered by the City Planning Commission on October 25, 1983.

The Commission voted to APPROVE this item,

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

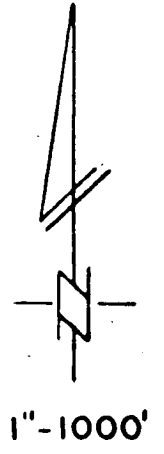
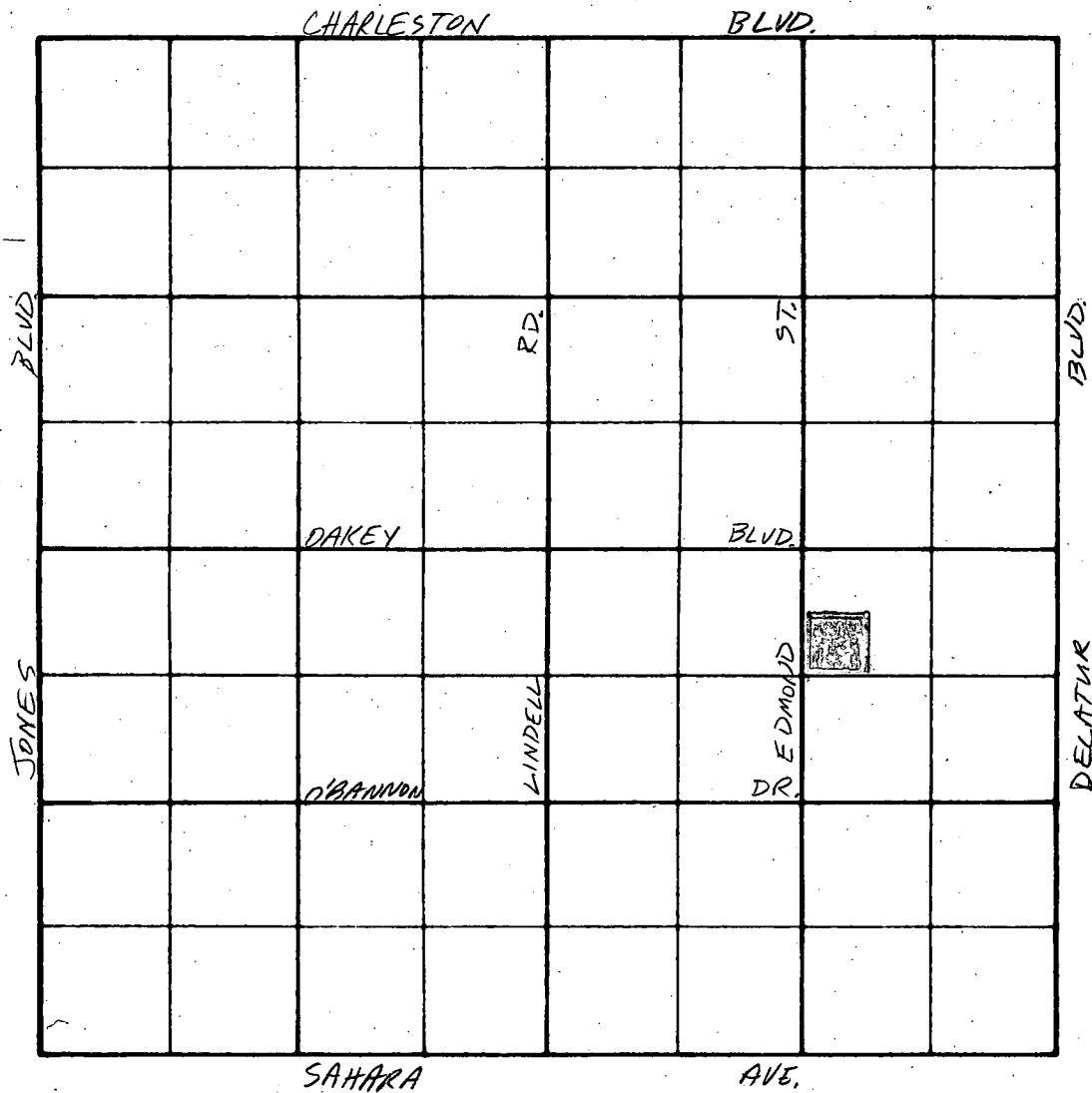
Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Clerk





APPROVED _____ 198__
 EFFECTIVE DATE _____ 198__

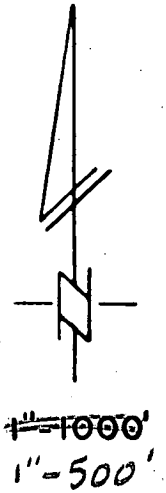
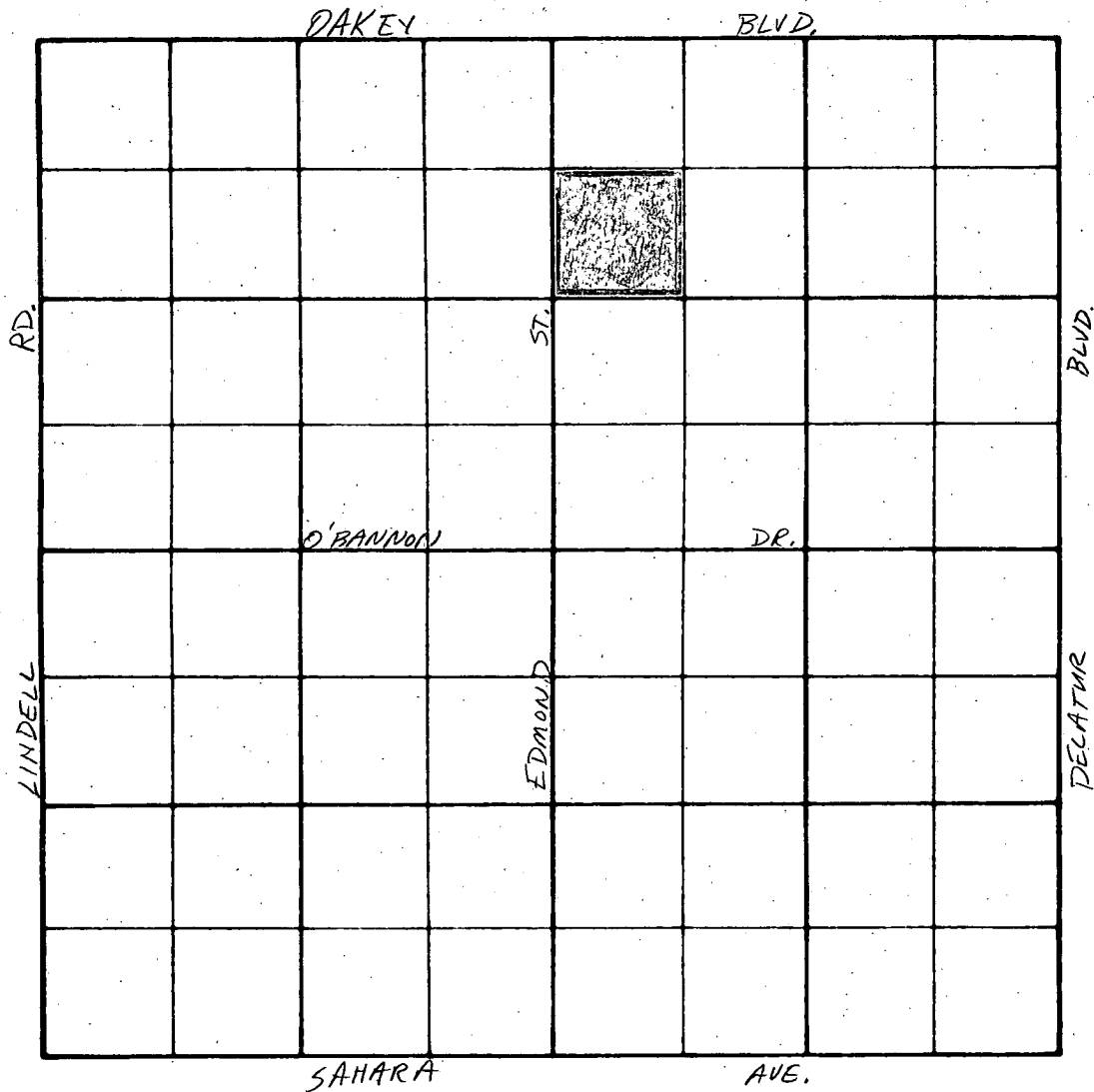
R-E -

SECTION 1
 RANGE 60E.
 TOWNSHIP 21S.

ORD. _____

A-12-83

2.43 AC.



APPROVED _____ 198_____
EFFECTIVE DATE _____ 198_____

SECTION 1 (SW 1/4)
RANGE 60 E.
TOWNSHIP 21 S.

ORD. _____

A-12-83

2.43 AC.



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

October 19, 1983

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

RE: A-12-83 (A)
A-13-83 (A)

Dear Mr. Null:

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,

JOYCE AVERY
Zoning Specialist

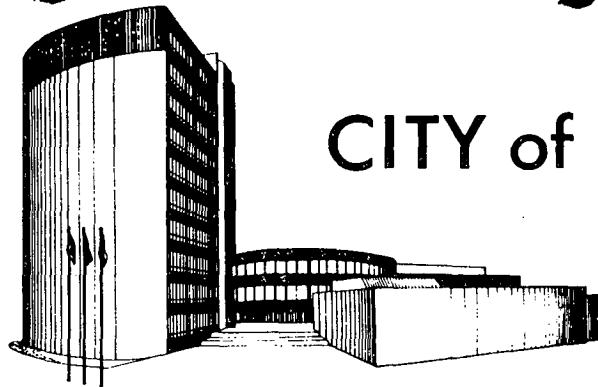
JA:dl

COMMISSIONERS

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

file

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



CITY of LAS VEGAS

October 14, 1983

John J. Skandros, Et Al
4400 W. Bonanza Road
Las Vegas, Nevada 89107

RE: A-12-83(A)

Dear Mr. Skandros:

Your petition to annex property generally located on the northeast corner of El Parque Avenue and Edmond Street, containing approximately 2.4 acres, was considered by the City Planning Commission on October 13, 1983.

The Commission voted to hold this item in ABEYANCE because there was no representation of the applicant at the meeting.

This item will again be considered by the City Planning Commission on October 25, 1983 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme

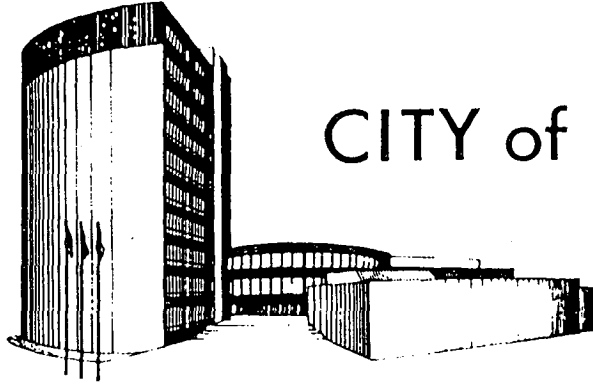


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

October 4, 1983

John J. Skandros, Et Al
4400 W. Bonanza Road
Las Vegas, Nevada 89107

Re: A-12-83(A)

Dear Applicant:

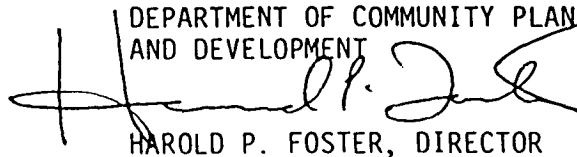
This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on October 13, 1983.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
Attachment



INTER-OFFICE MEMORANDUM

September 28, 1983

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-12-83(A)
JOHN J. SKANDROS, ET AL.

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located the northeast corner bordering on the east side of Edmond Street and the south side of El Parque Avenue, containing approximately 2.43 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 October 13, 1983 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 Velbert
Planning Aide
10-12-83*

RECEIVED
SEP 29 '83
ALARM OFFICE

RECEIVED
OCT 13 1983
PLANNING AND
DEVELOPMENT

10-7-83

Hull
INTER-OFFICE MEMORANDUM

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

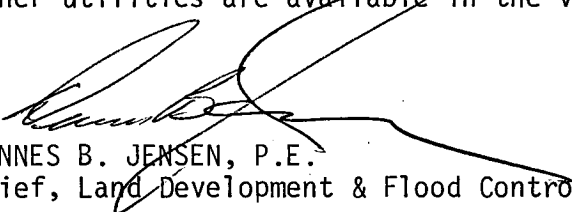
John J. Skandros, Et Al
A-12-83(A)

COPIES TO:

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

Your memorandum dated September 28, 1983 requested comments from this Department as soon as possible concerning the petition of John J. Skandros, et al for the Annexation of property generally located east of Edmond Street and north of El Parque Avenue and containing approximately 2.43 acres of land.

Be advised that there is no sanitary sewer in the immediate vicinity of this property, however, a new trunk line will be installed in Edmond Street in the future (possibly 1984). Storm drainage in this area is by surface drainage. All other utilities are available in the vicinity of the property.



DENNES B. JENSEN, P.E.
Chief, Land Development & Flood Control

DBJ:bc

RECEIVED
OCT 10 1983
PLANNING AND
DEVELOPMENT

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

Date: 9-30-83

To : HOWARD A. NULL - PLANNING DIVISION - CITY OF LAS VEGAS
Subject : A-12-83 (A)

THIS DEPARTMENT HAS NO OBJECTIONS AS LONG AS THIS MEETS THE REQUIRE-
MENTS OF THE CITY.



O.A. STEELE, LIEUTENANT
TRAFFIC BUREAU

OAS:cp

10-3-83

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: A-12-83(A)

E OF EDMOND + S. OF EL PARQUE 2.43 ACRES

✓ 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.

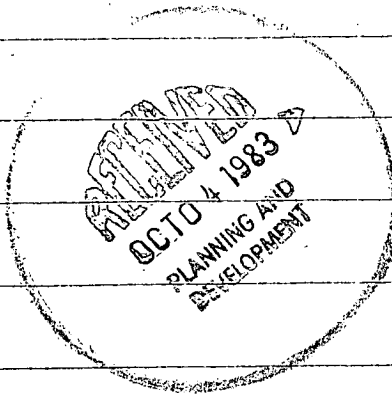
8. Dead end fire lanes not to exceed 150'.

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:



[Signature]
FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

September 28, 1983

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-12-83(A) JOHN J. SKANDROS, ET AL.	COPIES TO:	

Please provide your comments regarding the subject Annexation Petition for property generally located the northeast corner bordering on the east side of Edmond Street and the north side of El Parque Avenue, containing approximately 2.43 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 October 13, 1983 Planning Commission meeting, so your comments would be appreciated as soon as possible.

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

HAN:jk

attachments: Petition for Annexation
Location Map

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

ANNEXATION TRANSMITTAL

DATE: September 28, 1983

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

RE: A-12-83(A)
JOHN J. SKANDROS, ET AL.

An annexation petition has been submitted to the City of Las Vegas on property generally located the northeast corner bordering on the east side of Edmond Street and the south side of El Parque Avenue, containing approximately 2.43 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

SEP 14 8 15 AM '83

and

CITY CLERK

CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA

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:

Government Lot Forty-four (44) in Section 1 Township 21 South, Range 60 East, M. D. M., also known as the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the NorthEast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 1, Township 21 South, Range 60 East, M. D. M.

NO. OF ACRES TO BE ANNEXED: 2.43

GENERAL LOCATION OF ANNEXATION AREA: THE NORTHEAST CORNER WHICH BORDERS
ON THE EAST SIDE OF EDMOND STREET AND THE SOUTH SIDE OF EL PARQUE AVENUE.

Respectfully submitted,

NAME (Print)

SIGNATURE:

JOHN J. SKANDROS *John J. Skandros*
ADDRESS: 4400 W. Bonanza Rd TELEPHONE #: 870-1454
Las Vegas, Nev.
89107

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

A copy of the Deed of Ownership is required.

HAN:jk

A-12-83(A)

ADDITIONAL PROPERTY OWNERS REGARDING ANNEXATION REQUEST ON PETITION FOR
ANNEXATION FORM RE GOV LOT 44 PT NE 4 SE 4 SEC 01-21-60

NAMES: (Print)

SIGNATURES:

GEORGIA SKANDLOS

Georgia Skandlos

ADDRESS 4400 W BONANZARA
LAS VEGAS NV 89107

TELEPHONE #: 870-1454

TED B. THIROs

TED B. Thiros

ADDRESS 3923 CALLE MIRADON

TELEPHONE #: 871-5345

BETTY THIROs

Betty Thiros

ADDRESS 4036 EVENING BREEZE CT

TELEPHONE #: 878-8331

R.P.T.T.
Affix ~~17.60~~, \$ 17.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That VERNON S. CAPLES and ETHEL R. CAPLES,

husband and wife,

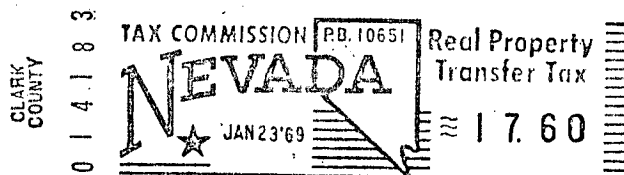
in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to JOHN J. SKANDROS and GEORGIA SKANDROS, husband and wife, as joint tenants,
as to an undivided one-half ($\frac{1}{2}$) interest AND TED THIROS and BETTY THIROS, husband and wife,
as joint tenants, as to an undivided one-half ($\frac{1}{2}$) interest

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

Government Lot Forty-four (44) in Section 1, Township 21 South, Range 60 East,
M. D. M., also known as the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$)
of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21
South, Range 60 East, M. D. M.

- SUBJECT TO: (1) Taxes for the fiscal year 1968-69 and all subsequent thereto.
(2) Restrictions, conditions, reservations, rights, rights of way
and easements, now of record.



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

Witness our hand s this 28th day of October, 1968

Vernon S. Caples

Vernon S. Caples

STATE OF NEVADA }
COUNTY OF Clark } SS.

On January 9, 1969
personally appeared before me, a Notary Public,
Vernon S. Caples and
Ethel R. Caples

Ethel Caples

Ethel R. Caples

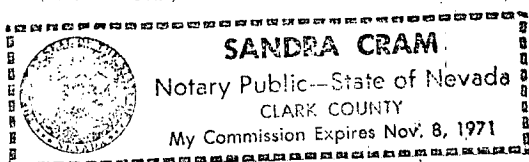
who acknowledged that they executed the above instrument.

Signature

Sandra Cram

(Notary Public)

(Notarial Seal)



ESCROW NO. }
ORDER NO. LV-114184-SC RECORDER'S INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Mr. & Mrs. John J. Skandr
4400 West Bonanza Road, Las Vegas, Nevada

INST. NO. 742857
OFFICIAL RECORD BOOK NO. 925
RECORDED AT REQUEST OF

Title Insurance and Trust Company

JAN 23 2 59 PM '69

CLARK COUNTY, NEVADA
PAULE HORN, RECORDER
FEE 3.00 DEPUTY *gv*

3.00

