Planning & Development Department
Scanning Cover Sheet

Case No A-15-84

APN N/A

Location LORENZI BLVD & CHEYENNE AVE.

Applicant JAMES B. McCALL

Subject

Petition for Annexation

123456

A-15-84

The annexation area is generally located east of Buffalo Drive, west of Lorenzi Boulevard, between Cheyenne Avenue on the north and Washington Avenue on the south.

August 15, 1984
STAFF COPY

A-15-84

ANNEXATION REPORT

The annexation area is generally located east of Buffalo Drive, west of Lorenzi Boulevard, between Cheyenne Avenue on the north and Washington Avenue on the South.

Report adopted by the City Council, Las Vegas, Nevada, on August 15, 1984.

A-15-84

SUMMARY AND CONTENTS

Boundary Map

Vicinity Map

Location Map Showing Trunk Sewers And Surfaced Streets

Municipal Services To Be Provided:

a) Normal Services

b) Sanitary Sewer Service is available on Cheyenne Avenue (15" line), Smoke Ranch Road (10" line), Vegas Drive (15" and 8" lines) and Washington Avenue (10" line). A proposed line (21") in Lake Mead Boulevard and Tenaya Way will be completed in the summer of 1985. Any extension or connection to these lines will be at the cost of the property owners in the annexation area.

c) Any dedication or improvements of Primary and Secondary streets in the annexation area and all other internal streets shall be at the expense of the property owners in the annexation area.

Existing Land Use Map - Vacant Land

Proposed Land Use Map - Suburban Density Residential And Public Facility

Eligibility Of Annexation - The City is eligible to annex the area described in the report since 75 percent of the property owners of individual lots or parcels petitioned for annexation (13 owners).

A-15-84

MUNICIPAL SERVICES TO BE PROVIDED

BY THE

CITY OF LAS VEGAS

The City of Las Vegas will provide fire protection, street maintenance, street sweeping, and street lighting maintenance in the territory proposed to be annexed on the effective date of such Annexation, on substantially the same basis and in the same manner as such services are provided by the City of Las Vegas to the property owners and residents within the remainder of the City immediately prior to the effective date of the Annexation.

The City Sanitary Sewer System will serve the proposed annexation area. There is an existing fifteen inch (15") line located in Cheyenne Avenue, and a ten-inch (10") line located in Smoke Ranch Road, east of the annexation area. Existing sewer lines are also located in Vegas Drive (15" and 8"), and Washington Avenue (10"). A proposed twenty-one inch (21") line will be located in Lake Mead Boulevard and Tenaya Way and is expected to be completed in the summer of 1985. Any extension of or connection to this sewer line shall be at the expense of the land owners in the annexation area and shall be in conformance with the requirements of the City's Department of Public Services and Department of Design and Development.

There are additional utilities and services existing in the vicinity of this annexation area which are provided by other agencies. The Las Vegas Valley Water District has a six-inch (6") line in Lorenzi Boulevard and a fifteen-inch (15") line in Cheyenne Avenue, east of Lorenzi Boulevard. Southwest Gas Corporation has a four-inch (4") line in Tenaya Way and a six-inch (6") line in Vegas Drive, as well as a two-inch line (2") in Lorenzi Boulevard. Electric power, both in transmission and distribution, is provided by Nevada Power Company on Smoke Ranch Road and on Vegas Drive, east of Tenaya Way. The utility companies should be contacted concerning availability of service lines.

Storm water sheet flow is to the northeast in this general area. Ponding can be expected along the westside of the Freeway which could extend out to approximately 600 feet. There are also several large washes crossing the area which carry large amounts of water flow from the west.

The Master Plan of Streets and Highways indicates that the following are Primary (100' wide) streets: Cheyenne Avenue, Smoke Ranch Road, Lake Mead Boulevard, and Buffalo Drive. The Master Plan also indicates that Peak Drive, Vegas Drive, Washington Avenue, Tenaya Way and Lorenzi Boulevard are Secondary (80' wide) streets. The Oran K. Gragson Highway is a freeway-expressway. Any dedication of right-of-way and improvements to these streets are to be provided by the property owners in the annexation area.

The property owners in the annexation area shall meet the requirements of the City relative to off-site improvements, as well as other requirements. If construction commences in the annexation area prior to the completion of annexation proceedings, the construction shall meet all City specifications.

A-15-84

ELIGIBILITY OF ANNEXATION

The area proposed to be annexed as described in this report meets the following general standards required by Nevada Revised Statutes 268.580 as follows:

1. (a) The area to be annexed was contiguous to the City's boundaries at the time the annexation proceedings were instituted.

   (b) More than one-eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of Las Vegas.

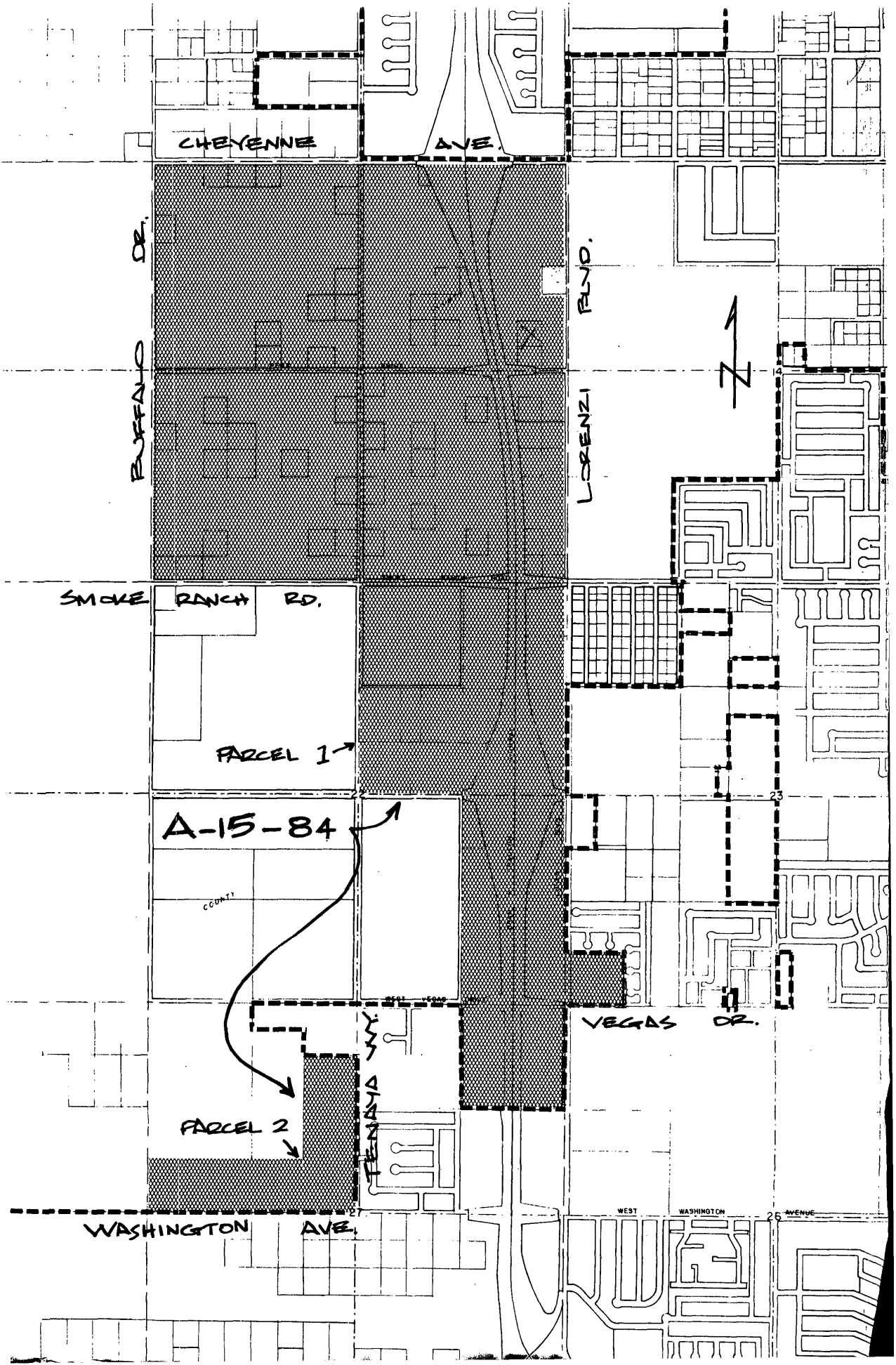
   (c) The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983.

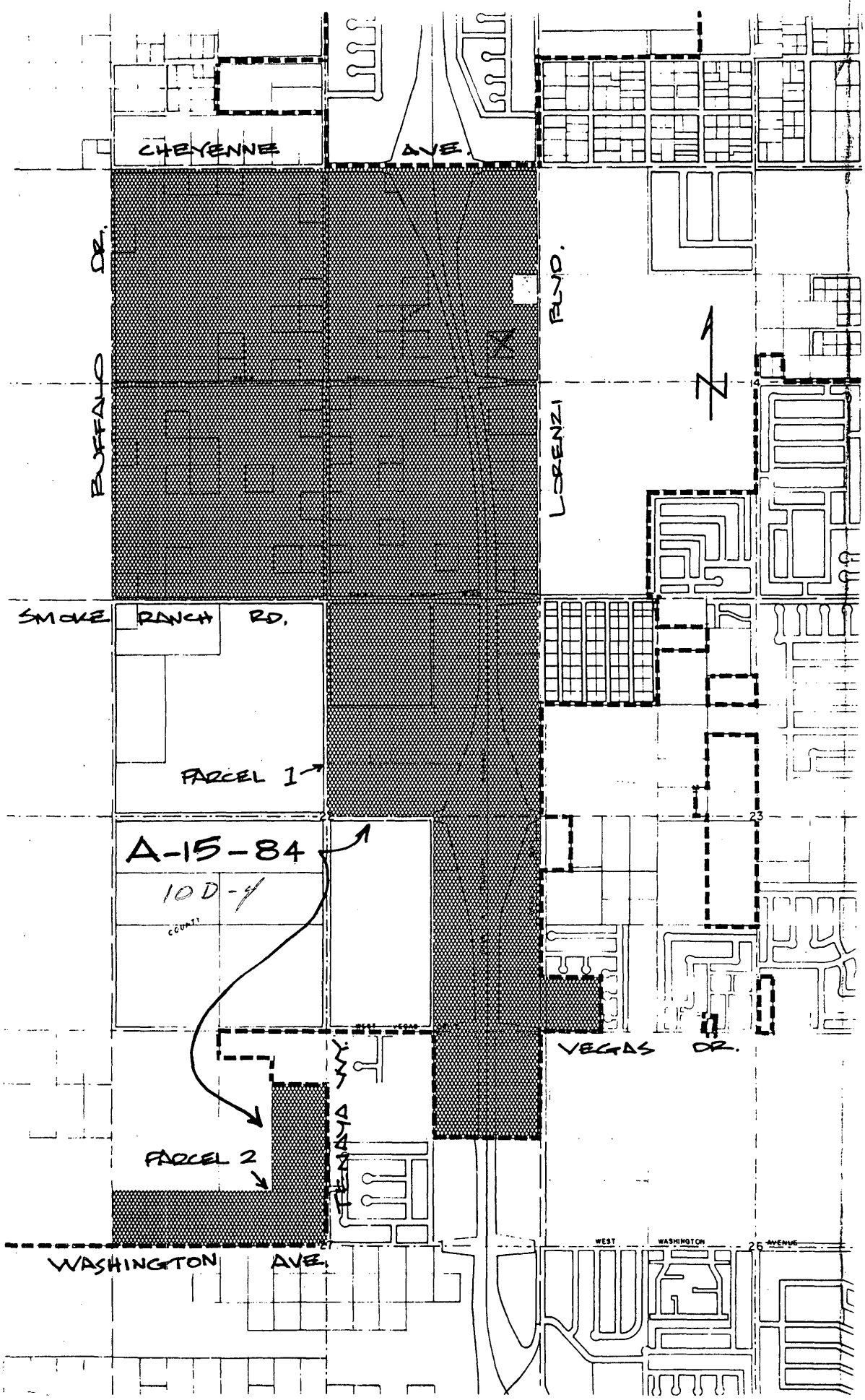
2. Not applicable.

3. Not applicable.

4. Not applicable.

5. The City of Las Vegas is eligible to annex the area described in this report because petitions, constituting over 75% of the owners of record of the individual lots or parcels of land within the annexation area, have been signed by the land owners requesting annexation to the City.


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
COUNTY
VEGAS DR.
TENAYA WAY
PARCEL 2
WASHINGTON AVE.
WEST WASHINGTON AVENUE
N


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
10D-4
COUNTY
VEGAS DR.
PARCEL 2
TECHNOLOGY
WASHINGTON AVE.
WEST WASHINGTON AVENUE
14
23
26
27

ITEM	Council Action	Department Action
IX. 2:00 P.M. - PUBLIC HEARINGS - Continued		
F. PUBLIC HEARING - ANNEXATION NO. A-15-84 - JAMES B. MCCALL, ET AL Property generally located south of Cheyenne Avenue and west of Lorenzi Boulevard. PLANNING COMMISSION RECOMMENDATION: APPROVAL STAFF RECOMMENDATION: APPROVAL	Lurie - APPROVED as recommended by the Planning Commission and Staff. Unanimous	Planning to proceed. Jay Downey appeared and represented James B. McCall and Mr. Tiberti. No one appeared in opposition.

APPROVED AGENDA ITEM

mp Cook

ITEM	Council Action	Department Action
IX. 2:00 P.M. - PUBLIC HEARINGS - Continued		
F. PUBLIC HEARING - ANNEXATION NO. A-15-84 - JAMES B. MCCALL, ET AL Property generally located south of Cheyenne Avenue and west of Lorenzi Boulevard. PLANNING COMMISSION RECOMMENDATION: APPROVAL STAFF RECOMMENDATION: APPROVAL	Lurie - APPROVED as recommended by the Planning Commission and Staff. Unanimous	Clerk to notify and Planning to proceed. Jay Downey appeared and represented James B. McCall and Mr. Tiberti. No one appeared in opposition.

APPROVED AGENDA ITEM

mp Cook

ctio	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) - ANNEXATION REPORTS		
	D. 4. ANNEXATION REPORT - [redacted]	Lurie - ADOPTED Report. Unanimous (Christensen excused)	Planning to proceed.
	Report for annexation of property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres. Staff Recommendation: Adoption of Report		

APPROVED AGENDA ITEM

mp Cook

	Council Action	Department Action
2:00 P.M. - PUBLIC HEARINGS - Continued		
PUBLIC HEARING - ANNEXATION NO. A-15-84 - JAMES B. MCCALL, ET AL	Lurie - APPROVED as recommended by the Planning Commission and Staff. Unanimous	Planning to proceed.
Property generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.		Jay Downey appeared and represented James B. McCall and Mr. Tiberti.
PLANNING COMMISSION RECOMMENDATION: APPROVAL		
STAFF RECOMMENDATION: APPROVAL		No one appeared in opposition.

APPROVED AGENDA ITEM

mp Cook

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) - ANNEXATION REPORTS		
D. 4. ANNEXATION REPORT - A-15-84 - JAMES B. MCCALL, ET AL Report for annexation of property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres. Staff Recommendation: Adoption of Report	Lurie - ADOPTED Report. Unanimous (Christensen excused)	Planning to proceed.

APPROVED AGENDA ITEM

MP Cook

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: December 4, 1984

TO: Electrical Div- G. Ferris - 1-16-85
Building & Safety
Business Activity
Fire Services, Ray Peeples & Paula Lemke
Land Use & Flood Control, Joel Harris
Right-of-Way Agent, Fay Flanagan

FROM: HOWARD A. NULL
Chief Planning Division
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

ANNEXATION: - A-15-84

JAMES B. MC CALL, ET AL

COPIES TO:

Centel, Dennis Doulder

Central Telephone Co., C. Rhoda

Zoning Division, Rick Williams

Please be advised that a parcel of land containing approximately one thousand (1,000) acres, generally located south of Cheyenne Avenue and west of Lorenzi Boulevard has been annexed to the City of Las Vegas, effective December 6, 1984.

A location map and a copy of the Annexation Ordinance #3143 are attached for your reference.

HAN:jcd

Attachments:
1. Loc. Map.
2. Annex. Ord.

file

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

December 4, 1984

James B. Mc Call, Et Al
3700 Las Vegas Blvd. So., Apt. 760
Las Vegas, Nevada 89109

RE: A-15-84

Dear Mr. Mc Call:

Please be advised that your parcel of land containing approximately one thousand (1,000) acres, generally located south of Cheyenne Avenue and west of Lorenzi Boulevard, has been annexed to the City of Las Vegas, effective December 6, 1984,

The Annexation Ordinance #3143 is attached for your reference.

Sincerely,

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

Howard A. Null

HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

Attachment:
Annex. Ord.

file

CITY OF LAS VEGAS NEVADA

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

December 4, 1984

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

RE: Annexation - A-15-84

Dear Ms. French:

Please be advised that a parcel of land containing approximately one thousand (1,000) acres, generally located south of Cheyenne Avenue and west of Lorenzi Boulevard has been annexed to the City of Las Vegas, effective December 6, 1984.

A location map and a copy of the Annexation Ordinance #3143 are attached for your reference.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

Attachments:
1. Loc. Map.
2. Annex. Ord.

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

Clark County Business
License Bureau

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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

December 4, 1984

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

RE: Annexation - A-15-84

Dear Mr. Neiry:

Please be advised that a parcel of land containing approximately one thousand (1,000) acres, generally located south of Cheyenne Avenue and west of Lorenzi Boulevard has been annexed to the City of Las Vegas, effective December 6, 1984.

A location map, a copy of the Annexation Ordinance #3143, and a copy of the survey map are attached for your reference.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

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

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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

December 4, 1984

Mrs. Mabel Snyder
Clark County Tax Assessor's Office
Mapping Division
309 South 3rd Street
Las Vegas, Nevada 89155

RE: Annexation - A-15-84

Dear Mrs. Snyder:

Please be advised that a parcel of land containing approximately one thousand (1,000) acres, generally located south of Cheyenne Avenue and west of Lorenzi Boulevard has been annexed to the City of Las Vegas, effective December 6, 1984.

A location map and a copy of the Annexation Ordinance #3143 are attached for your reference.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:jcd

Attachments:
1. Loc. Map.
2. Annex. Ord.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

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

December 4, 1984

CERTIFIED MAIL

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

RE: Annexation - A-15-84

Gentlemen:

In compliance with Nevada Revised Statutes 268.600, a certified copy of an annexation ordinance for A-15-84 and recorded survey map are referred to your office.

The annexation area consists of approximately one thousand (1,000) acres of land generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

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

Sincerely,

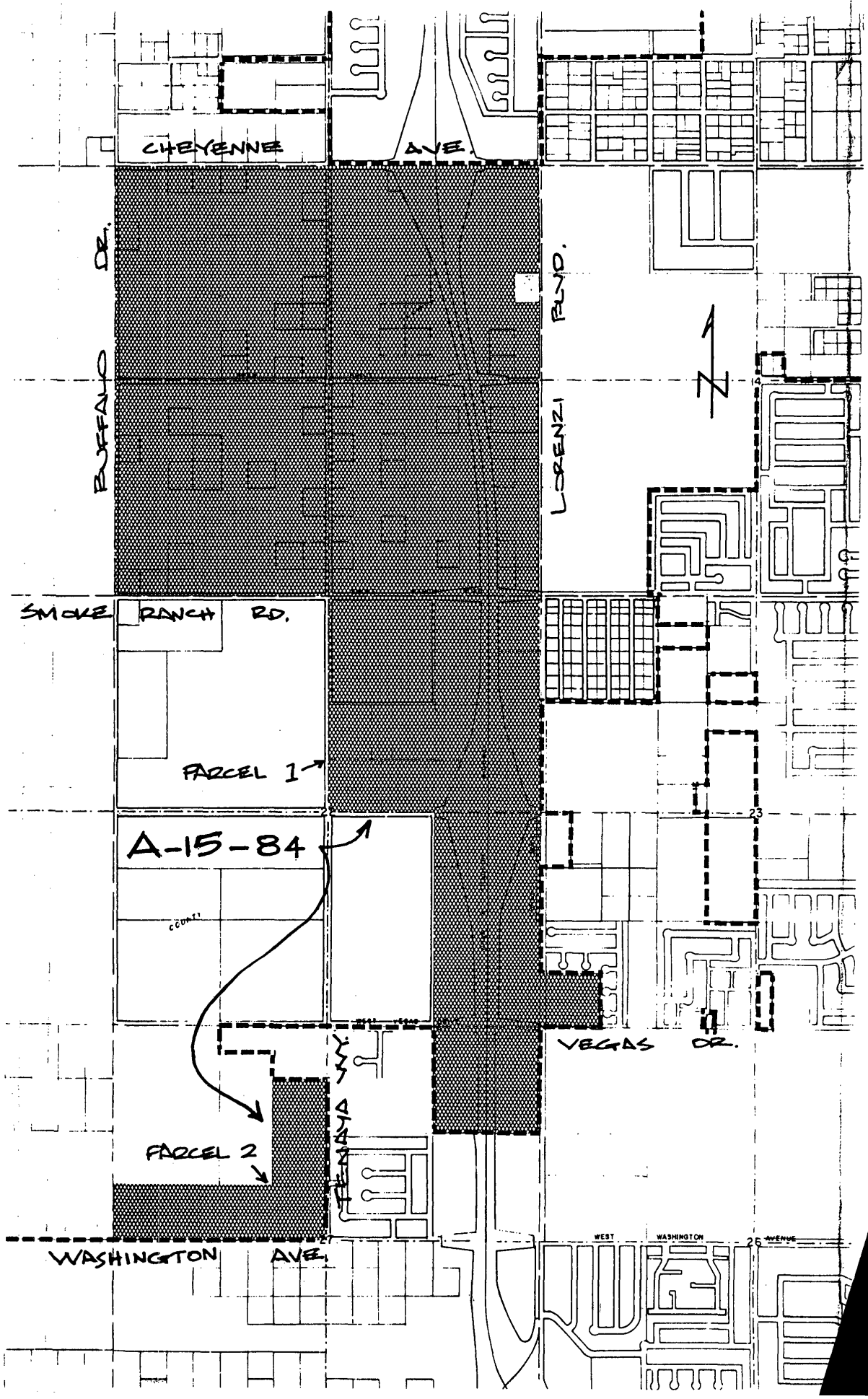
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

HAROLD P. FOSTER
DIRECTOR

HPF:jcd

Attachments:
1. Annex. Ord.
2. Survey Map

cc: City Clerk
Dir. of Finance
(w/annex. ord. & loc. map)


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
COUNTY
VEGAS DR.
TECHNOLOGY
PARCEL 2
WASHINGTON AVE.
WEST WASHINGTON AVENUE
23
26

Bill No. 84-51

ORDINANCE NO. 3143

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

Sponsored by:
Councilman Ron Lurie

Summary: Annexes property described generally as located south of Cheyenne Avenue and west of Lorenzi Boulevard.

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

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

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

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

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

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

A. The area to be annexed was contiguous to the City's boundaries at the time the annexation proceedings were instituted;

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

C. The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983;

D. The City of Las Vegas is eligible to annex the area described in this report since the

owners of record of not less than 75 percent of the individual lots or parcels of land within the annexation area have signed a petition requesting annexation to the City.

SECTION 3: The City of Las Vegas will provide police protection through the Las Vegas Metropolitan Police Department, fire protection, street maintenance, and library services immediately upon annexation. Garbage collection by the company franchised by the City will also be provided immediately. The City sanitary sewer system will serve the proposed annexation area. Any connection to or extension of this sewer line to serve the annexation area shall be at the expense of the landowners. Other services, such as participation in the City's recreational programs, special educational classes and programs, public works planning, building inspections, and other City Hall services will also be available immediately. Utilities such as gas, electricity, telephone, and water are provided by private utility companies and other services to the area will not be affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not in place at the time of annexation will be installed in the presently developed areas upon the request of the property owners and at their expense by means of special assessment districts. Such improvements will be extended into the undeveloped areas as development takes place and the need therefor arises, and will be located according to the needs of the area at that time. Such installations will also be made at the expense of the property owners, either by means of special assessment districts or as prerequisites to the approval of subdivision plats or the issuance of building permits, re-zonings, zone variances or special use permits.

SECTION 4: The annexation of said described territory shall become effective on the 6th day of December, 1984, and on

such date the City of Las Vegas will have the funds appropriated in sufficient amount to finance the extension into said described territory of police protection, fire protection, street maintenance, street sweeping, and street lighting maintenance.

SECTION 5: Said described territory, together with the inhabitants and property thereof, shall, from and after the 6th day of December, 1984, be subject to all debts, laws, ordinances and regulations in force in the City of Las Vegas and shall be entitled to the same privileges and benefits as other parts of said City, and shall be subject to municipal taxes levied by the City of Las Vegas, Nevada.

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

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

. . .

. . .

. . .

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 3rd day of October, 1984.

APPROVED:

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol A. Hawley
Carol Ann Hawley, City Clerk

A-15-84

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of September, 1984, and referred to the following committee composed of Councilmen Lurie and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of October, 1984, 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: Mayor Pro-Tem Ron Lurie, Councilmen Bob Nolen, Al Levy and Paul J. Christensen

VOTING "NAY" Councilmen: None

ABSENT: Mayor William H. Briare (excused)

APPROVED:

By William H. Briare
WILLIAM H. BRIARE, Mayor

CITY OF LAS VEGAS NEVADA

ATTEST:

Carol A. Hawley
Carol Ann Hawley, City Clerk

A-15-84

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: October 3, 1984

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF BILL NO. 84-51 ORDINANCE NO. 3143 ANNEXATION NO. A-15-84 ANNEXING PROPERTY DESCRIBED GENERALLY AS LOCATED SOUTH OF CHEYENNE AVENUE AND WEST OF LONEWOLF BOULEVARD.

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATES: Saturday, October 6, 1984 (One time only)

and send me _____ 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

76-11-6

Bill No. 84-51

ORDINANCE NO. 3143

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

Sponsored by:
Councilman Ron Lurie

Summary: Annexes property described generally as located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of September, 1984, and referred to the following committee composed of Councilmen Lurie and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of October, 1984, 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: Mayor Pro-Tem Ron Lurie, Councilmen Bob Nolen, Al Levy and Paul J. Christensen

VOTING "NAY" Councilmen: None

ABSENT: Mayor William H. Briare

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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

OCTOBER 29, 1984

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT
RIGHT-OF-WAY DIVISION

FROM:

HOWARD A. NULL
CHIEF OF PLANNING
COMMUNITY PLANNING &
DEVELOPMENT

SUBJECT:

RECORDATION:

A-15-84

COPIES TO:

Subject Annexation MUST BE RECORDED BEFORE NOVEMBER 2, 1984.

Please return a Recorded Copy for our files.

Thank you.

HAN:jcd

Attachment

CIV 7001

31. MISC-1-84

(Continued)

MR. JOHNSTON made a Motion for APPROVAL of MISC-1-84, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

32. Z-58-78

REINSTATEMENT AND EXTENSION OF TIME

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Reinstatement and Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. CLEMMER stated this project expired May 20, 1984, one year after the completion of the Red Lobster. The zoning has been in existence since 1978 but there has been considerable development on the property. Staff would recommend approval, subject to: 1) Extension of Time shall expire August 1, 1985, and 2) Conformance to all ordinance amendments enacted subsequent to the original approval.

GEORGE KALB, 3250 Spring Mountain Road, appeared and represented the application.

MR. BUGBEE made a Motion for APPROVAL of Z-58-78, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. PLANNING COMMISSION MEETING

Consider cancelling the July 24, 1984 meeting.

MR. BUGBEE made a Motion to APPROVE the cancellation of the July 24, 1984 City Planning Commission meeting.

Voting was as follows:

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

Motion to CANCEL THE JULY 24, 1984 CITY PLANNING COMMISSION MEETING carried unanimously.

SUPPLEMENTAL AGENDA:

1. A-15-84

APPROVED

Petition of Annexation submitted by JAMES B. MCCALL, ET AL to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 900 acres.

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

1. A-15-84

(Continued)

JAY DOWNEY, 3160 Valley View, appeared and represented the applicants. They are in agreement with staff's recommendations.

MR. BUGBEE made a Motion for APPROVAL of A-15-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. WAIVER OF STREET IMPROVEMENTS PM-19-84

APPROVED

Request of DELL R. NIELSON ON BEHALF OF MURRAY DUBOEF AND ALBERT BARA for a waiver of the requirement for installation of street improvements on Washington Avenue and Harris Street, west of Nellis Boulevard.

MR. NULL stated staff would not object to waiving the street improvements for this parcel map until such time as the parcels are developed.

DELL R. NIELSON appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of the Waiver of Street Improvements for PM-19-84.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MACK announced this is final action.

3. EXTENSION OF TIME

TORREY PINES CLUSTERS TENTATIVE MAP

ABEYANCE

Request of TANDEM DEVELOPMENTS, INC. for an Extension of Time on property generally located on the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U Zone (under Resolution of Intent to R-PD14).

MR. NULL stated staff would recommend a one-year extension.

The applicant was not present.

MRS. COLEMAN made a Motion for ABEYANCE of the Extension of Time for Torrey Pines Clusters Tentative Map because no one was present to represent the application.

Voting was as follows:

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

Motion for ABEYANCE 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

July 13, 1984

James B. McCall, Et Al
3700 Las Vegas Boulevard So.
Apartment #760
Las Vegas, Nevada 89109

RE: A-15-84

Dear Mr. McCall:

Your petition to annex property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres, was considered by the City Planning Commission on July 12, 1984.

The Commission voted to approve this item.

Sincerely,

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

HOWARD A. NULL
Chief of Planning

HPF:HAN:cme
cc: City Attorney

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

MAYOR BRIARE: Item 4, Annexation Report with the adoption recommendation.

COUNCILMAN LURIE: MOVE FOR APPROVAL.

MAYOR BRAIRE: Comments? Questions? Cast your votes. Post. Motion's APPROVED. (Motion carried unanimously with Christensen excused)

END OF EXCERPT

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) - ANNEXATION REPORTS		
D. 4. ANNEXATION REPORT - A-15-84 - JAMES B. MCCALL, ET AL Report for annexation of property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue, containing approximately 987 acres. Staff Recommendation: Adoption of Report	Lurie - ADOPTED Report. Unanimous (Christensen excused)	Planning to proceed.

APPROVED AGENDA ITEM

mp Cook

City of Las Vegas

AGENDA DOCUMENTATION

Date: ~~July 11, 1984~~

TO: The City Council

FROM: Val Steed
Deputy City Attorney

SUBJECT: Annexation Resolution A-15-84

PURPOSE/BACKGROUND

The attached resolution begins the annexation process for certain real property, directs the City Clerk to give notice of public hearing, sets public hearing and directs the Director of Engineering Services and Director of Community Planning and Development to prepare certain maps.

The following is pertinent information:

Annexation No.:	A-15-84
Property Located:	South of Cheyenne Avenue and west of Lorenzi Boulevard
Petitioned By:	James B. McCall, et al. 3700 Las Vegas Boulevard South, #760 Las Vegas, Nevada 89109
Acreage:	Approximately 987 acres
Zoned:	R-E (County classification) N-U (City equivalent)

FISCAL IMPACT

RECOMMENDATIONS

It is recommended that the City Council take the appropriate steps to adopt the attached Resolution.

Agenda Item

RESOLUTION

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interests of the public health, safety, welfare, and convenience that certain territory hereinafter described that is contiguous to the City of Las Vegas be annexed thereto:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 18th day of July, 1984:

1. That it is the intention of the said Council to annex to the City of Las Vegas the following described real property.

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

. . .

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That the City Clerk be, and she hereby is, directed to give notice of such public hearing by publication thereof at least three (3) times in the LAS VEGAS SUN, a newspaper published in the City of Las Vegas and of general circulation in the above-described territory; the first publication to be at least twenty (20) days prior to the said September 5, 1984, and not less than six (6) days shall intervene between the first publication and the last publication, and by mailing notice thereof by certified mail, return receipt requested, to each record owner of real property within the said described territory, said notice to be mailed at the time of the first publication thereof. Said notice shall be in substantially the same form as attached hereto as Exhibit "A".

4. That the Director of Engineering Services and the Director of Community Planning and Development are hereby directed to prepare and submit to the said City Council of the City of Las Vegas, on Wednesday, August 15, 1984, a report setting forth plans for the extension into said described territory all major municipal services presently furnished by the City of Las Vegas

to its residents and citizens, which report shall include, but not be limited to:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

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

APPROVED:

By_____
WILLIAM H. BRIARE, Mayor

ATTEST:

_____
Carol Ann Hawley, City Clerk

A-15-84

EXHIBIT "A"

NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY WITHIN PROPOSED LAS VEGAS, NEVADA, ANNEXATION A-15-84:

NOTICE IS HEREBY GIVEN to the property owners within the area proposed to be annexed into the City of Las Vegas, Nevada, by Annexation A-15-84, that:

1. The City Council of the City of Las Vegas, Nevada, has by Resolution duly passed, adopted and approved on the 18th day of July, 1984, declared its intention to annex to said City the territory generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The territory proposed to be annexed is more particularly described as follows:

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That a report setting forth the plans for the extension into said territory of all major municipal services presently furnished by the City to its residents and citizens will be available for examination by the public in the Office of the City Clerk, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, twenty (20) days prior to the date of the public hearing. Such report shall include:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

4. The following is a list of the names and addresses of all record owners of real property within the said described territory and proposed to be annexed hereunder:

NAME & ADDRESS	PARCEL NUMBER
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-005
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-006
Effinger, Rudolph P. & Evalyn J. 3447 S. Frontier St. Las Vegas, NV 89102	290-590-003
Dawson, Chester F. & Helen V. 3338 N. Mustang Ln. Las Vegas, NV 89108	290-590-005
USA Washington, DC 20260	290-590-004

Miller, William G. & Marie T. 306 Parkway West Las Vegas, NV 89106	290-600-003
USA Washington, DC 20260	290-600-004
Schooler, Eugene B. & Rowena L. Harris, Mack J. & Margaret Lavonne c/o EBS Land Co. Box 969 Del Mar, CA 92014	300-600-001
Schooler, Louis V. Box 986 Solana Beach, CA 92075	300-600-008
Las Vegas Valley Water Dist. Box 4427 Las Vegas, NV 89106	300-600-009
USA Washington, DC 20260	300-630-001
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-002
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-004
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-005
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-006
Nelson, Robert S. & Caril G. Nelson, Olof H. Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-007
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-008
Nelson, Olof Henry Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-009
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	300-630-014

NAME & ADDRESS	PARCEL NUMBER
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-016
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-017
McCall, Ethel M. Tr McCall, Ethel M. Trs P.O. Box 1932 Las Vegas, NV 89125	300-630-018
Nelson, Olof Henry Jr. McCall, Ethel M. Tr P.O. Box 1932 Las Vegas, NV 89125	300-630-019
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	300-640-002
Tiberti Blood & Co. et al. 316 E. Bridger Las Vegas, NV 89101	300-640-003
Nelson, Olaf Henry McCall, Ethel M. Tr Box 2067-D Pasadena, CA 91105	300-640-004
State of Nevada Transportation Hwy. Dept. Carson City, NV 89701	300-640-007
Silva, Geraldine E. McCall, James B. P.O. Box 1932 Las Vegas, NV 89125	300-640-008
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	310-130-004
Kiehn, Ronald W. et al. c/o Charles L. Ruthe & Assoc. 701 E. Charleston Blvd. Las Vegas, NV 89104	310-130-005
Las Vegas Valley Water Dist. 3700 W. Charleston Las Vegas, NV 89102	310-130-010
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-013
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-014

5. Any record owner of real property within the said described territory may appear and be heard either in favor of or in protest of the proposed annexation at such public hearing and/or may file with the City Clerk a written protest of such annexation at any time within fifteen (15) days after the conclusion of said public hearing.

Unless a majority of the property owners in the territory proposed to be annexed protest such annexation either orally or in writing at the public hearing or in writing within fifteen (15) days after the conclusion of such public hearing, the City Council shall have authority to adopt an ordinance extending the corporate limits of the City of Las Vegas to include all or any part of the territory described in this Notice.

By ORDER of the City Council of the City of Las Vegas, Nevada.

DATED this 18th day of July, 1984.

CAROL ANN HAWLEY, CITY CLERK

ROUTE SLIP

CHECK ONE

ATTN. Howard Null

- ☐ Animal Control
- ☐ Architectural Services
- ☐ Attorney - Civil
- ☐ Attorney - Criminal
- ☐ Budget & Management
- ☐ Building & Safety
- ☐ Business Activity
- ☐ Cemetery
- ☐ Central Stores
- ☐ City Clerk
- ☐ City Council
- ☑ Community Planning
- ☐ County Court House
- ☐ Court Counseling
- ☐ Custodians
- ☐ Detention/Cor. Services
- ☐ Developmental Prgrms.
- ☐ Economic Development
- ☐ Electrical Services
- ☐ Engineering Design
- ☐ Engineering Serv. Dept.
- ☐ Facilities Support
- ☐ Financial Management
- ☐ Fire Services
- ☐ Funds Coordination
- ☐ General Services
- ☐ Graphic Arts Services
- ☐ Land Dev./Flood Control
- ☐ Maintenance
- ☐ Manager
- ☐ Mayor
- ☐ METRO
- ☐ Management Info. Serv.
- ☐ Municipal Court
- ☐ Parking Enforcement
- ☐ Parks
- ☐ Personnel
- ☐ Public Defender
- ☐ Public Services
- ☐ Purchasing
- ☐ Quality Control
- ☐ Recreation & Leisure
- ☐ Reed Whipple
- ☐ Right-of-Way Section
- ☐ Sanitation
- ☐ Sign Shop
- ☐ Senior Citizens Center
- ☐ Senior Citizens Law Proj.
- ☐ So. NV Emp. Trng. Prog.
- ☐ Streets
- ☐ Super Speed Train Dev.
- ☐ Traffic Engineering
- ☐ Vehicle Services
- ☐ Youth Affairs
- ☐ OTHER _____

FROM: Cissy DATE 7-16-84

NOTE:

Corrected pages

RESOLUTION

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interests of the public health, safety, welfare, and convenience that certain territory hereinafter described that is contiguous to the City of Las Vegas be annexed thereto:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 18th day of July, 1984:

1. That it is the intention of the said Council to annex to the City of Las Vegas the following described real property.

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

EXHIBIT "A"

NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY WITHIN PROPOSED LAS VEGAS, NEVADA, ANNEXATION A-15-84:

NOTICE IS HEREBY GIVEN to the property owners within the area proposed to be annexed into the City of Las Vegas, Nevada, by Annexation A-15-84, that:

1. The City Council of the City of Las Vegas, Nevada, has by Resolution duly passed, adopted and approved on the 18th day of July, 1984, declared its intention to annex to said City the territory generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The territory proposed to be annexed is more particularly described as follows:

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That a report setting forth the plans for the extension into said territory of all major municipal services presently furnished by the City to its residents and citizens will be available for examination by the public in the Office of the City Clerk, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, twenty (20) days prior to the date of the public hearing. Such report shall include:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

4. The following is a list of the names and addresses of all record owners of real property within the said described territory and proposed to be annexed hereunder:

NAME & ADDRESS	PARCEL NUMBER
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-005
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-006
USA Washington, DC 20260	290-590-004

RECEIVED
JUL 16 1984
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 11, 1984

TO:

Carol Ann Hawley
City Clerk

FROM:

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

SUBJECT:

ORDINANCE PUBLICATION - A-8-84
A-13-84
A-14-84
A-15-84

COPIES TO:

George Ogilvie

The ordinance for the subject annexations are to be introduced at the September 19, 1984 City Council meeting with the second reading scheduled for October 3, 1984. If this schedule is to be adhered to, it will be necessary to publish these ordinances prior to the October 1 Recommending Committee meeting.

It would be appreciated if you would publish these notices so these annexations can be completed as scheduled.

HPF:lm

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

ANNEXATION TRANSMITTAL

DATE: SEPTEMBER 10, 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-15-84
JAMES B. McCALL, ET AL

An annexation request ~~has~~ been submitted by the City of Las Vegas on property generally located ~~East~~ West of Lorenzi Boulevard and South of Cheyenne Avenue containing approximately 900 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 location map for your reference.

I would appreciate receiving this information at your earliest convenience.

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

Howard A. Null

HOWARD A. NULL, CHIEF
PLANNING DIVISION

HPF:HAN:jcd

Attachment
Location Map

CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

September 7, 1984
DATE

TO: CITY MANAGER	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT OF ORDINANCE: ANNEXATION (A-15-84)	APPROVED TO FORWARD: CITY MANAGER DATE:
SPONSOR: DATE:	DATE TO CITY ATTORNEY: DATE TO SUBMITTING DEPT:

To comply with N.R.S. step requirements for annexation process.

76-10-9

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: September 7, 1984

TO: CITY ATTORNEY

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

SUBJECT: ANNEXATION (A-15-84)
JAMES B. MCCALL, ET AL
ORDINANCE PREPARATION

COPIES TO:

The City Council on September 5, 1984, conducted a public hearing on A-15-84 for James B. McCall, Et Al. At that time, no protests were received; therefore, please begin preparation of the annexation ordinance to have an effective date of December 6, 1984.

Please send a copy of the ordinance when it is completed. The first reading of this ordinance should be scheduled for September 19, 1984 with the final reading on October 17, 1984, City Council meetings.

Please include a provision in this annexation ordinance that will provide for the streets listed below to become part of the Master Plan of Streets and Highways:

- Lorenzi Boulevard, a Secondary (80 ft. right-of-way) Street, commencing at the north right-of-way line of Vegas Drive and extending northward on the east line of Sections 22 and 15 to the south right-of-way line of Cheyenne Avenue.

- Tenaya Way, a Secondary (80 ft. right-of-way) Street, commencing at the centerline of Lake Mead Boulevard (extended) and running northward on the centerline of Sections 22 and 15 to the south right-of-way line of Cheyenne Avenue.

- Buffalo Drive, a Primary (150 ft. right-of-way) Street, commencing at the centerline of Smoke Ranch Road (extended) and running northward on the west line of Sections 22 and 15 to the centerline of Cheyenne Avenue (extended).

- Washington Avenue, a Secondary (80 ft. right-of-way) Street commencing at the west right-of-way line of Tenaya Way and extending westward along the centerline of Section 27 to the west line of Section 27, Township 20 South, Range 60 East, M.D.M.

- Vegas Drive, a Secondary (80 ft. right-of-way) Street, commencing at the west right-of-way line of Lorenzi Boulevard and extending westward on the south line of Section 22 to a point 1302 feet east of the centerline of Tenaya Way.

- Lake Mead Boulevard, a Primary (100 ft. right-of-way) Street commencing at a point 340 feet east of the centerline of Lorenzi Boulevard and extending westward to the centerline of Section 22, Township 20 South, Range 60 East, M.D.M.

- Smoke Ranch Road, a Primary (100 ft. right-of-way) Street, commencing at the centerline of Lorenzi Boulevard (extended) and running westward on the north section line to the west line of Section 22, Township 20 South, Range 60 East, M.D.M.

- Peak Drive, a Secondary (80 ft. right-of-way) Street, commencing at the centerline of Lorenzi Boulevard (extended) and running westward on the centerline to the west line of Section 15, Township 20 South, Range 60 East, M.D.M.

- Cheyenne Avenue, a Primary (100 ft. right-of-way) Street, commencing at the west right-of-way line of Tenaya Way and extending westward on the north section line to the west line of Section 15, Township 20 South, Range 60 East, M.D.M.

HPF:HAN:jp
attch. cover sheet

To: The City Council
Re: Public Hearing Agenda Item
September 5, 1984 City Council Agenda

IX.

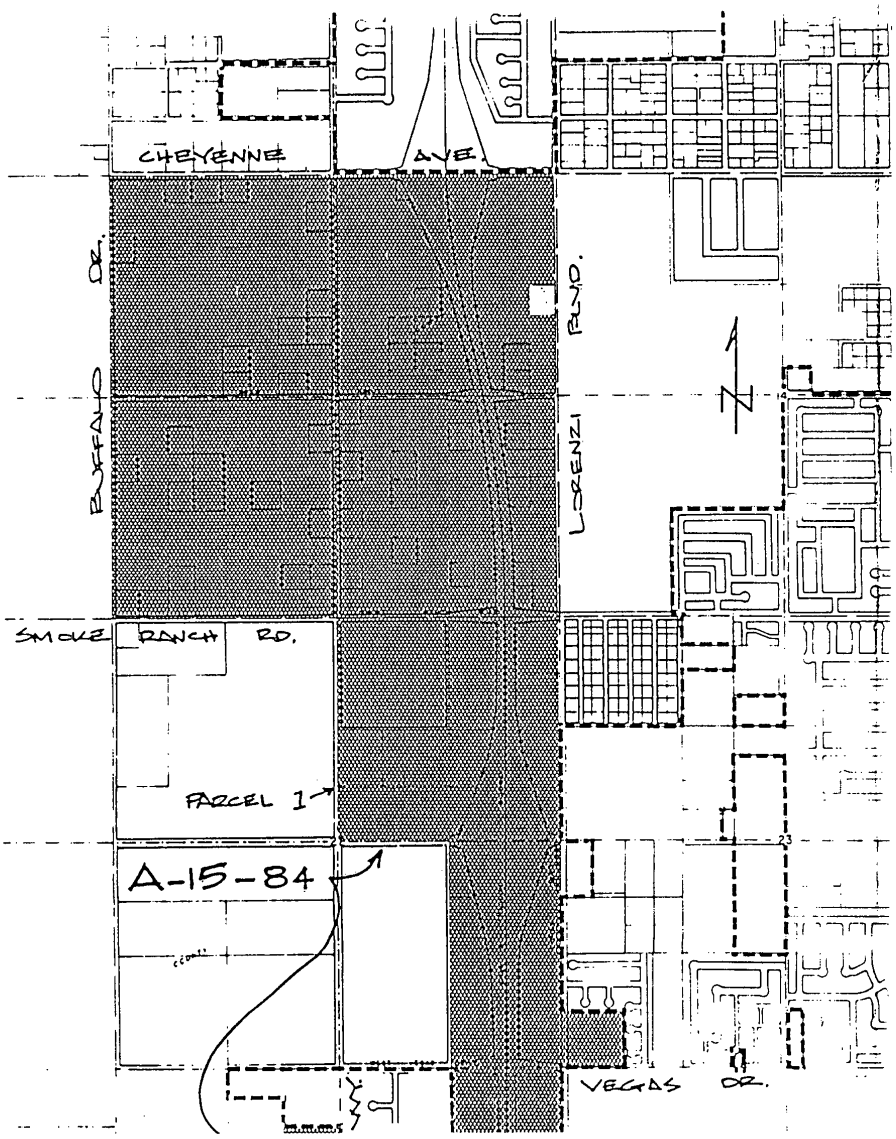
F. ANNEXATION - A-15-84 - JAMES B. MC CALL, ET AL

This is a required public hearing on this annexation that contains 987 acres and is generally bounded by Buffalo Drive, Cheyenne Avenue, Lorenzi Boulevard and Washington Avenue. Approximately 75 percent of the 13 property owners have petitioned for annexation. The purpose of this public hearing is to hear protests from within the annexation area.

No action is needed at this hearing other than to hear any protests or comments.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 15, 1984

TO:

CITY CLERK

FROM:

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

SUBJECT:

ANNEXATION REPORT - A-15-84
JAMES B. McCALL, ET AL

COPIES TO:

Attached is the Annexation Report which was approved by the City Council at their meeting on August 15, 1984.

This report is to remain on file in your office for public viewing until the public hearing.

HPF:RG:jcd

Attachment
Report

AS VEGAS

INTER-OFFICE MEMORANDUM

Date

JULY 6, 1984

TO:

DESIGN AND DEVELOPMENT (DOUG PETERSON)
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:

ANNEXATION

A-15-84

JAMES B. McCALL, ET AL

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located ~~East of~~ West Lorenzi Boulevard and South of Cheyenne Avenue, containing approximately 900 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 July 12, 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:RG:jcd

attachments: Petition for Annexation (Design & Dev. Only)
Location Map (All Others)

RECEIVED
JUL 11 1984
PLANNING AND DEVELOPMENT

RECEIVED
JUL 10 1984
ALARM OFFICE

No Comment

Ann Vilbert
Planning Aide
7-10-84

CLV 7007

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: July 25, 1984

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING

NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY WITHIN PROPOSED LAS VEGAS, NEVADA, ANNEXATION A-15-84.

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Monday, July 30, 1984; Monday August 6, 1984; Monday, August 13, 1984 (Three Times)

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

ACTING CITY CLERK

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

76-11-6

NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY WITHIN PROPOSED LAS VEGAS, NEVADA, ANNEXATION A-15-84:

NOTICE IS HEREBY GIVEN to the property owners within the area proposed to be annexed into the City of Las Vegas, Nevada, by Annexation A-15-84, that:

1. The City Council of the City of Las Vegas, Nevada, has by Resolution duly passed, adopted and approved on the 18th day of July, 1984, declared its intention to annex to said City the territory generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The territory proposed to be annexed is more particularly described as follows:

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That a report setting forth the plans for the extension into said territory of all major municipal services presently furnished by the City to its residents and citizens will be available for examination by the public in the Office of the City Clerk, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, twenty (20) days prior to the date of the public hearing. Such report shall include:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

4. The following is a list of the names and addresses of all record owners of real property within the said described territory and proposed to be annexed hereunder:

NAME & ADDRESS	PARCEL NUMBER
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-005
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-006
USA Washington, DC 20260	290-590-004

Miller, William G. & Marie T. 306 Parkway West Las Vegas, NV 89106	290-600-003
USA Washington, DC 20260	290-600-004
Schooler, Eugene B. & Rowena L. Harris, Mack J. & Margaret Lavonne c/o EBS Land Co. Box 969 Del Mar, CA 92014	300-600-001
Schooler, Louis V. Box 986 Solana Beach, CA 92075	300-600-008
Las Vegas Valley Water Dist. Box 4427 Las Vegas, NV 89106	300-600-009
USA Washington, DC 20260	300-630-001
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-002
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-004
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-005
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-006
Nelson, Robert S. & Caril G. Nelson, Olof H. Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-007
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-008
Nelson, Olof Henry Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-009
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	300-630-014

NAME & ADDRESS	PARCEL NUMBER
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-016
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-017
McCall, Ethel M. Tr McCall, Ethel M. Trs P.O. Box 1932 Las Vegas, NV 89125	300-630-018
Nelson, Olof Henry Jr. McCall, Ethel M. Tr P.O. Box 1932 Las Vegas, NV 89125	300-630-019
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	300-640-002
Tiberti Blood & Co. et al. 316 E. Bridger Las Vegas, NV 89101	300-640-003
Nelson, Olaf Henry McCall, Ethel M. Tr Box 2067-D Pasadena, CA 91105	300-640-004
State of Nevada Transportation Hwy. Dept. Carson City, NV 89701	300-640-007
Silva, Geraldine E. McCall, James B. P.O. Box 1932 Las Vegas, NV 89125	300-640-008
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	310-130-004
Kiehn, Ronald W. et al. c/o Charles L. Ruthe & Assoc. 701 E. Charleston Blvd. Las Vegas, NV 89104	310-130-005
Las Vegas Valley Water Dist. 3700 W. Charleston Las Vegas, NV 89102	310-130-010
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-013
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-014

5. Any record owner of real property within the said described territory may appear and be heard either in favor of or in protest of the proposed annexation at such public hearing and/or may file with the City Clerk a written protest of such annexation at any time within fifteen (15) days after the conclusion of said public hearing.

Unless a majority of the property owners in the territory proposed to be annexed protest such annexation either orally or in writing at the public hearing or in writing within fifteen (15) days after the conclusion of such public hearing, the City Council shall have authority to adopt an ordinance extending the corporate limits of the City of Las Vegas to include all or any part of the territory described in this Notice.

By ORDER of the City Council of the City of Las Vegas, Nevada.

DATED this 18th day of July, 1984.

Carol A. Hawley

CAROL ANN HAWLEY, CITY CLERK

RECEIVED
JUL 25 1984
PLANNING AND
DEVELOPMENT

7-16-84

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: A-15-84

ANNEXATION

✓ 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:

RECEIVED
JUL 19 1984
PLANNING AND DEVELOPMENT

Donald L. Lane

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: July 11, 1984

TO: Harold P. Foster, Director
Community Planning

FROM: George F. Ogilvie,
City Attorney

SUBJECT: Request for Annexation Resolution Preparation

Annexation A-15-84
James B. McCall, et al

COPIES TO: Val Steed

This will acknowledge receipt of your memorandum dated June 10, 1984, regarding the above subject. This request has been assigned to Val Steed and he should have it completed no later than 12:00 noon on July 12, 1984. This item has already been placed on the City Council agenda for the July 18, 1984 meeting. If you have any questions concerning this matter please feel free to contact Val.

/ph

RECEIVED
JUL 11 1984
PLANNING AND DEVELOPMENT

CLV 7007

Clark County

Department of
Comprehensive Planning
Zoning Division
GREG BORGEL
ZONING COORDINATOR
PUBLIC SERVICES BUILDING
401 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 386-4314

July 12, 1984

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

RE: A-15-84

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.

Sincerely,

Joyce Avery

JOYCE AVERY
Zoning Specialist

JA:dl

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MEMORANDUM

Date: 7-11-84

To : HOWARD A. NULL, CHIEF - PLANNING DIVISION - CITY OF LAS VEGAS

Subject : A-15-84

This department has no objections as long as this meets the requirements of the city.

RICHARD WOMACK, SGT.
TRAFFIC BUREAU

RW:cp

LVMPD 81 (REV. 6-83)

ROUTE SLIP

CHECK ONE

ATTN.

- ☐ Animal Control
- ☐ Architectural Services
- ☐ Attorney - Civil
- ☐ Attorney - Criminal
- ☐ Budget & Management
- ☐ Building & Safety
- ☐ Business Activity
- ☐ Cemetery
- ☐ Central Stores
- ☐ City Clerk
- ☐ City Council
- ☐ Community Planning
- ☐ County Court House
- ☐ Court Counseling
- ☐ Custodians
- ☐ Detention/Cor. Services
- ☐ Developmental Prgrms.
- ☐ Economic Development
- ☐ Electrical Services
- ☐ Engineering Design
- ☐ Engineering Serv. Dept.
- ☐ Facilities Support
- ☐ Financial Management
- ☐ Fire Services
- ☐ Funds Coordination
- ☐ General Services
- ☐ Graphic Arts Services
- ☐ Human Resources (CETA)
- ☐ Intergov't. Relations
- ☐ Land Dev./Flood Control
- ☐ Maintenance
- ☐ Manager
- ☐ Mayor
- ☒ METRO
- ☐ Management Info. Serv.
- ☐ Municipal Court
- ☐ Parking Enforcement
- ☐ Parks
- ☐ Personnel
- ☐ Public Defender
- ☐ Public Services
- ☐ Purchasing
- ☐ Quality Control
- ☐ Recreation & Leisure
- ☐ Reed Whipple
- ☐ Sanitation
- ☐ Sign Shop
- ☐ Senior Citizens Center
- ☐ Senior Citizens Law Proj.
- ☐ Streets
- ☐ Traffic Engineering
- ☐ Vehicle Services
- ☐ Youth Affairs
- ☐ OTHER

FROM: Planning DATE 7-6-84

NOTE:

7021

D U M

Date

JULY 6, 1984

FROM:

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

COPIES TO:

he subject Annexation Petition
prenzi Boulevard and South of
land.

nd drainage as well as other
s proposed annexation. This
the July 12, 1984
ents would be appreciated as

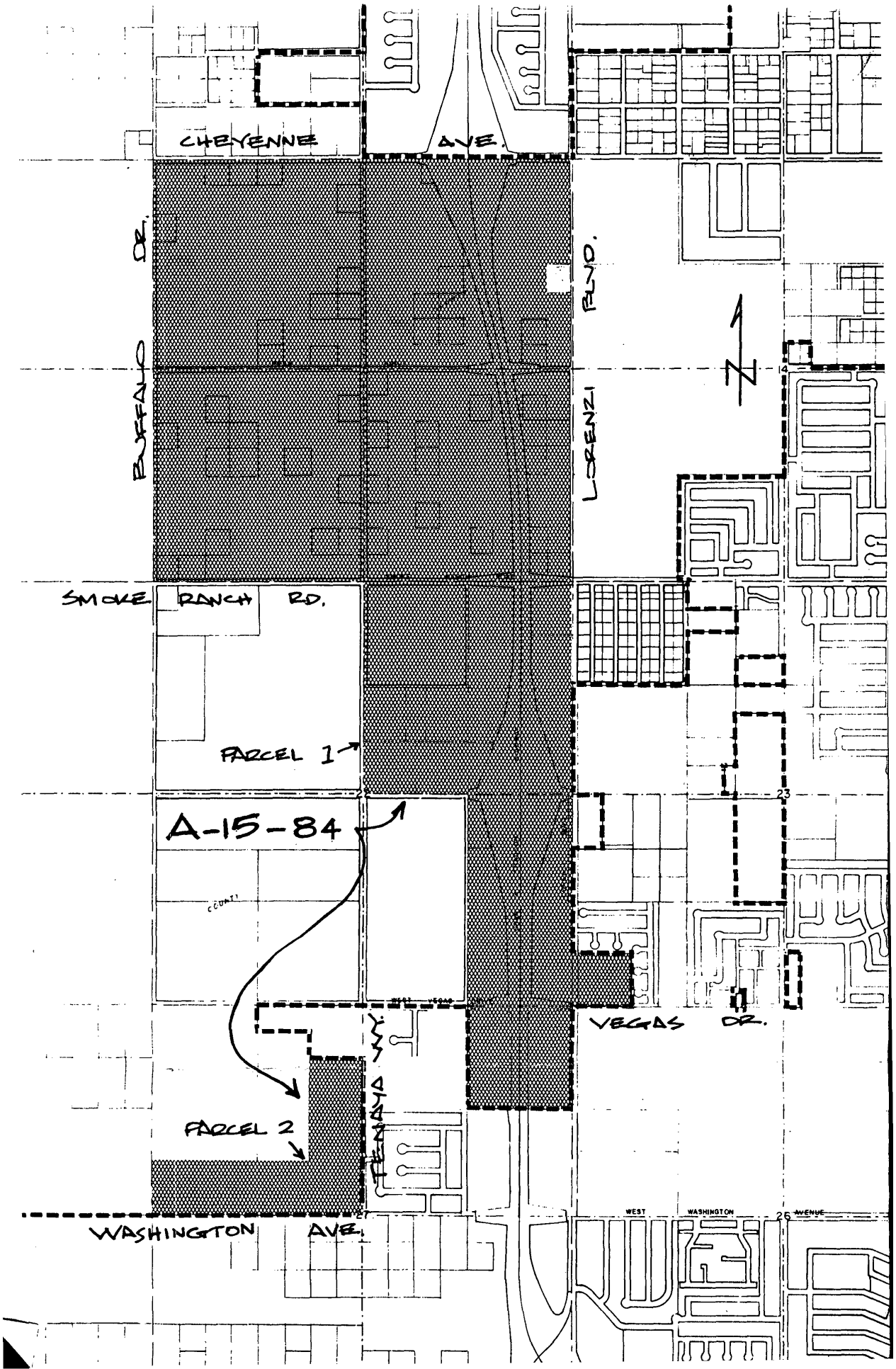
so attached is a copy of the

Approve

HAN:RG:jcd

attachments: Petition for Annexation (Design & Dev. Only)
Location Map (All Others)

CLV 7007


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
COUNTY
WEST VEGAS
VEGAS DR.
TENAYA
PARCEL 2
WASHINGTON AVE.
WEST WASHINGTON AVENUE
23
26
27

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 17, 1984

TO:	FROM:
HOWARD NULL, CHIEF OF PLANNING COMMUNITY PLANNING & DEVELOPMENT	DENNES B. JENSEN, CHIEF LAND DEVELOPMENT & FLOOD CONTROL
SUBJECT:	**COPIES TO:**
CITY OF LAS VEGAS A-15-84	RIGHT-OF-WAY TRAFFIC ENGINEERING PERMITS SURVEY

Existing sewers and proposed sewers are shown on the attached drawing.

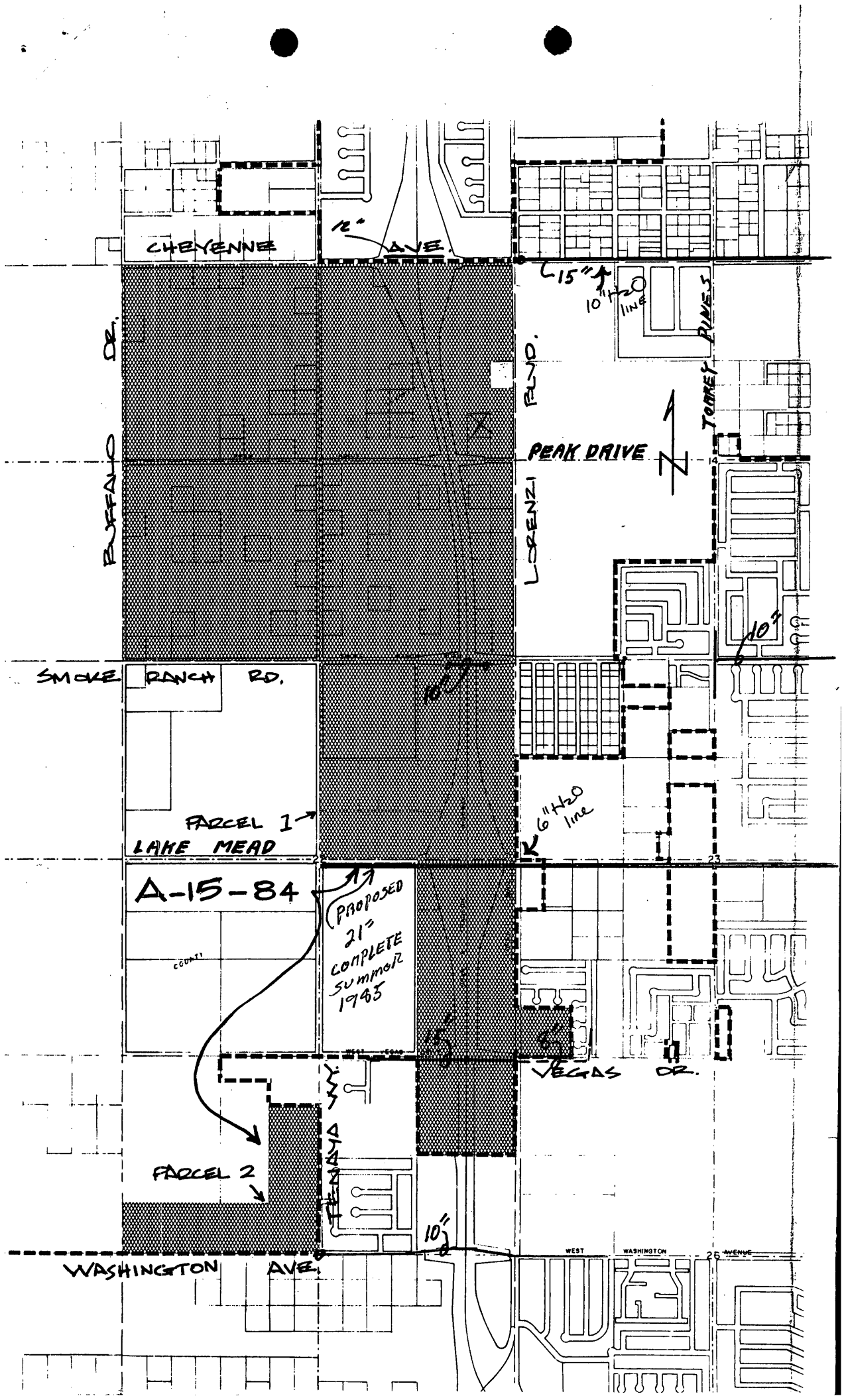
Drainage is to the northeast with the Freeway forming a small dam. Ponding can, therefore, be expected along the westside of the Freeway which could extend out to about 600 feet. There are also several large washes crossing this parcel which carry large amounts of flow from the west.

At the time of development, plans will have to be submitted for approval showing the method of handling the storm drainage in this area.

DENNES B. JENSEN, P.E.

DBJ:bc
Attchmt.

CLV 7007


CHEYENNE
AVE.
12"
15"
10" H2O LINE
PINES
TORREY
BLVD.
DR.
BUFFALO
PEAK DRIVE
LORENZI
10"
SMOKE RANCH RD.
10"
PARCEL 1
LAKE MEAD
6" H2O line
A-15-84
PROPOSED 21" COMPLETE summer 1985
COUNTY
15"
6"
VEGAS DR.
NEVADA
PARCEL 2
10"
WASHINGTON AVE.
WEST WASHINGTON AVENUE

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

July 6, 1984

James B McCall, Et Al
3700 Las Vegas Blvd S. Apt #760
Las Vegas, NV 89109

Re: A-15-84

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 July 12, 1984.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
Enclosure

NO. 84-07-04

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

obsolete

Tax Parcel No. _____ Document No. _____

Vesting A-15-84

Section Ptns. Secs. 15, 22, 23, 27, T.20S., R.60E., M.D.M.
Street/Subdivision

Requested cdp Written mwb 7-10-84 Checked bb 7-11-84 Proofread _____

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section 15.

PARCEL 2

The Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E½) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL ~~5~~ 4

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL ~~6~~ 5

The South Half (S½) of the South Half (S½) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL ~~7~~ 6

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL ~~8~~ 7

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

ITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 10, 1984

TO:

Community Planning and Development

FROM:

Design & Development

SUBJECT:

James B. McCall, Et Al
A-15-84

COPIES TO:

Right-of-Way Acquisition
Survey
Traffic Engineering

Your memorandum dated July 6, 1984 requested comments from this Department as soon as possible concerning the petition submitted by James B. McCall, et al for the annexation of property generally located west of Lorenzi Boulevard and south of Cheyenne Avenue containing approximately nine hundred (900) acres of land into the corporate limits of the City of Las Vegas.

Sewerage facilities are available to portions of this area and future facilities are in the planning stages. Storm drainage is to the east by surface means in this area.

C.D. Peterson

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

CDP:nm

RECEIVED
JUL 10 1984
PLANNING AND DEVELOPMENT

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: JUNE 10, 1984

TO: CITY ATTORNEY'S OFFICE

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

SUBJECT: REQUEST FOR ANNEXATION RESOLUTION PREPARATION

ANNEXATION - A-15-84
JAMES B. McCALL, ET AL

COPIES TO:

Please prepare a Resolution for the July 18, 1984 City Council meeting which will set the date for the public hearing on subject annexation for September 5, 1984.

The property is generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The property contains approximately nine hundred eighty-seven (987) acres of land and is described on the attached "Legal Description" sheet (will follow later).

The property is presently zoned R-E (County Zoning) which is comparable to the City's N-U Zone.

The Planning Commission at its meeting held July 12, 1984, voted to recommend proceeding with this annexation request.

Attached is the area map.

The Petition for Annexation, Legal Description, and list of owners of record will be sent to you separately.

The Annexation Report will be heard at the City Council meeting of August 15, 1984.

HPF:HAN:jcd

Attachment:
Map

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 6, 1984

TO:

DOUG PETERSON
DEPARTMENT OF DESIGN AND
DEVELOPMENT

FROM:

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

SUBJECT:

ANNEXATION

A-15-84

COPIES TO:

DENNES JENSEN
LAND DEVELOPMENT AND
FLOOD CONTROL DIVISION

The above referenced Annexation has been initiated at the request of James B. McCall, Et Al.

Therefore, please provide a proper legal description and survey map.

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

HAN:RG:jcd

Attachments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

JULY 6, 1984

TO:

DESIGN AND DEVELOPMENT (DOUG PETERSON)
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:

ANNEXATION

A-15-84

JAMES B. McCALL, ET AL

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located East of Lorenzi Boulevard and South of Cheyenne Avenue, containing approximately 900 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 July 12, 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:RG:jcd

attachments: Petition for Annexation (Design & Dev. Only)
Location Map (All Others)

CLV 7007

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

ANNEXATION TRANSMITTAL

DATE: July 6, 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-15-84
JAMES B. McCALL, ET AL

An annexation petition has been submitted to the City of Las Vegas on property generally located East of Lorenzi Boulevard and South of Cheyenne Avenue, containing approximately 900 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

HPF:HAN:jcd

attachments: Petition
Legal Description
Location Map

PETITION FOR ANNEXATION

RECEIVED
JUL 18 9 5 AM '84
Lenda B. Owens
CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

See Attached

NO. OF ACRES TO BE ANNEXED: 9+ AC. APROX

GENERAL LOCATION OF ANNEXATION AREA: S.W. CORNER of LORENZI Blvd & Lake Mead Blvd

Respectfully submitted,

NAME (Print): Piberti-Blood Inc.

SIGNATURE: Ronald Piberti SEC. TREAS.

ADDRESS: 500 S. 3rd St
Las Vegas 89101

TELEPHONE #: 386-6161

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

A copy of the Deed of Ownership is required.

HAN:jk

BOOK 1416

Affix R.P.T.T. $ 480.40

1375613

2-1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SIDNEY ROSIN, a married man as his sole and separate property and IRVIN PART, a married man as his sole and separate property.

in consideration of $ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to TIBERTI-BLOOD & COMPANY, a General Partnership, as to an undivided 10% interes VALLEY BANK OF NEVADA, TRUSTEE FOR EL CORTEZ HOTEL & CASINO PROFIT SHARING TRUST, as to an undivided 40% interest; AND KENNETH EPSTEIN TRUST DATED JUNE 1 1981, as to an undivided 25% interest; AND IRVING KENNETH EPSTEIN AND DONNA EPSTEIN, Husband and wife as joint tenants as to an undivided 25% interest all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

SUBJECT TO: 1. Taxes for the fiscal year 1980-1981.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness our hands this 3rd day of April 19 81

SIDNEY ROSIN

IRVIN PART

STATE OF CALIFORNIA
County of Los Angeles } ss.

On this 3rd day of April, 19 81

personally appeared before me, a Notary Public in and for said County and State, ~~California~~

Sidney Rosin and

Irvin Part

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

Notary Public in and for said County and State.

ESCROW NO. E-90381-WH

WHEN RECORDED MAIL TO Tiberti-Blood & Co., et al, 316 E. Bridger, Las Vegas, Nv. 89101

OFFICIAL SEAL
FRANCES BERNSTEIN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 25, 1984

E-14

EXHIBIT "A"

That portion of LAS VEGAS NO. 1 CLAIM, more particularly described as follows:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the following described portion of land as conveyed by SIDNEY ROSIN and IRVIN PART to the STATE OF NEVADA by Document No. 672241 in Book 713 recorded March 1, 1977 of Official Records, Clark County, Nevada, as follows:

"BEGINNING at a point on the right or Easterly highway right of way line of U.S. 95 Expressway - Las Vegas, Project RF-TQF-006-2(10) said point being 613.76 feet right of and at right angles to Highway Engineer's Station "B" 609+90.05 P.O.T., said point of beginning further described as bearing South 45°21'44" West a distance of 70.45 feet from the East one quarter corner of Section 22, Township 20 South, Range 60 East, M.D.B.&M.;
THENCE South 66°07'57" West, along said Easterly highway right of way line, a distance of 124.29 feet to a point;
THENCE South 16°12'30" West, along said Easterly highway right of way line, a distance of 1,031.59 feet to a point;
THENCE South 9°36'41" West, along said Easterly highway right of way line, a distance of 250.95 feet to an intersection with the Southerly boundary of GRANTOR'S property;
THENCE North 89°23'02" West, along said Southerly boundary, a distance of 825.46 feet to the Southwest corner of said GRANTOR'S property;
THENCE North 0°22'57" West, along the Westerly boundary of said GRANTOR'S property a distance of 671.22 feet to a point;
THENCE South 89°24'05" East a distance of 660.94 feet to a point; on the Westerly boundary of said GRANTOR'S property;
THENCE North 0°07'06" West, along said Westerly boundary, a distance of 671.37 feet to a point on the Northerly boundary of said GRANTOR'S property;
THENCE South 89°25'08" East, along said Northerly boundary, a distance of 614.03 feet to an intersection with said Easterly highway right of way line;
THENCE South 0°09'17" West, along said Easterly highway right of way line, a distance of 50.01 feet to the POINT OF BEGINNING.

EXCEPTING AND RESERVING to the GRANTOR, their successors and assigns, the right of accress from the remaining adjacent lands of the GRANTOR to the Lake Mead Boulevard Interchange."

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.

JUN 12 10 53 AM '81

FEE 4.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1416 1375613

4.00
C.B.

PETITION FOR ANNEXATION

RECEIVED
JUL 18 8 49 AM '84
Carol A. Harley
CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

See Attached

NO. OF ACRES TO BE ANNEXED: 9±

GENERAL LOCATION OF ANNEXATION AREA: SW corner of Lake Mead & Lorenzi Blvd.

Respectfully submitted,

NAME (Print): E. Ken Epstein

SIGNATURE: [signature]

ADDRESS: % Tiberti - Blood Inc 500 S. 3rd St. Las Vegas, Nev

TELEPHONE #: 386-6161

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

A copy of the Deed of Ownership is required.

HAN:jk

PETITION FOR ANNEXATION

RECEIVED

JUL 18 8 4 AM '84
Carl G. Hawley
CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

See Attached:

NO. OF ACRES TO BE ANNEXED: 9±

GENERAL LOCATION OF ANNEXATION AREA: SW. corner of Lake Mead Dr & Lorenzi Blvd.

Respectfully submitted,

NAME (Print) SIGNATURE:

John D. Gaughan

ADDRESS: c/o Tiberti-Blood Inc 500 S. 3rd St
Las Vegas, Nev. 89101

TELEPHONE #: 385-5200

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

A copy of the Deed of Ownership is required.

HAN:jk

NO. 84-07-04 (Revised)

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

Corrected copy

Tax Parcel No._____ Document No._____

Vesting A-15-84

Section Ptns. Secs. 15, 22, 23, 27, T.20S., R.60E., M.D.M.
Street/Subdivision

Requested cdp Written mwb 7-10-84 Checked bb 7-11-84 Proofread _____

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section 15.

PARCEL 2

The Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E½) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S½) of the South Half (S½) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 27, Township 20 South, Range 60 East, M.D.M.

Original

PETITION FOR ANNEXATION

RECEIVED
JUL 6 11 4. AM '84
Carol A. Hawley
CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

Legal descriptions as shown on Exhibit "A" attached hereto and made a part hereof.

NO. OF ACRES TO BE ANNEXED: Approx. 189.21

GENERAL LOCATION OF ANNEXATION AREA: Between Smoke Ranch Road and Washington Avenue, between Lorenzi Blvd. and Buffalo Ave.

Respectfully submitted,

NAME (Print) SIGNATURE:

JAMES B. McCALL, individually. James B. McCall

ADDRESS: 3700 Las Vegas Blvd.S. Apt. 760 Las Vegas, NV 89109 TELEPHONE #: (702) 798-3500

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

A copy of the Deed of Ownership is required.

HAN:jk

A-15-84

CONTINUED: PETITION FOR ANNEXATION

NAME (Print) SIGNATURE:

CO-TRUSTEES OF THE WILLIAM A. MC CALL, JR. TRUST

By: Geraldine McCall Silva — Geraldine McCall Silva
Co-Trustee

Address: 2101 NW Cascade View Drive — TELEPHONE #: (503) 382-6961
Bend, Oregon 97701

By: James B. McCall — James B. McCall
Co-Trustee

Address: 3700 Las Vegas Blvd. So. — TELEPHONE #: (702) 798-3500
Las Vegas, NV 89109 Apt. 760

By: First Interstate Bank of NV, NA — First Interstate Bank of NV,
Co-Trustee
By Mark Dreschler — BY:
Mark Dreschler

Address: 300 Carson Avenue — Telephone #: (702) 385-8249
Trust Dept
Las Vegas, NV 89101

Geraldine E. Silva, Individually — Geraldine E Silva

Address: 2101 NW Cascade View Drive — TELEPHONE #: (503) 382-6961
Bend, Oregon 97701

Continued: PETITION FOR ANNEXATION

NAME (Print) SIGNATURE:

OLAF H. NELSON, JR. Olaf H. Nelson Jr.

Address: 7710 North 3rd Avenue TELEPHONE #: (602) 943-1717

Phoenix, Arizona 85021

CARIL G. NELSON Caril G. Nelson

Address: 229 W. Surrey TELEPHONE #: (602) 866-9879

Phoenix, Arizona 85029

ROBERT S. NELSON Robert S. Nelson

Address: 1601 E. Borghese TELEPHONE # (602) 248-8439

Phoenix, Arizona 85016

Karsten T. Bronken
Consulting Engineer
1818 Industrial Road • Las Vegas, Nevada
382-6660

LEGAL DESCRIPTIONS OF MC CALL PROPERTY

Parcel No. 1

1-A:

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada, save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 7.92 acres, more or less.

1-B:

An undivided one-half (1/2) interest in the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada, save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 8.31 acres, more or less.

1-C:

The West Half (W½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada, save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 9.97 acres, more or less.

Parcel No. 2

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada, save and excepting the westerly 2.00 acres.

Property held in fee contains 8.00 acres, more or less.

Parcel No. 3

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the easterly 2.00 acres.

Property held in fee contains 8.00 acres, more or less.

EXHIBIT "A"

Karsten T. Bronken
Consulting Engineer
1818 Industrial Road • Las Vegas, Nevada
382-6660

LEGAL DESCRIPTIONS OF MC CALL PROPERTY

Parcel No. 4

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada.

Property held in fee contains 10.00 acres, more or less.

Parcel No. 5

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 14.72 acres, more or less.

Parcel No. 6

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 3.25 acres, more or less.

Parcel No. 7

The West Half (W½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 15.14 acres, more or less.

Parcel No. 8

The East Half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 15.07 acres, more or less.

Parcel No. 9

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 7.45 acres, more or less.

Karsten T. Bronken
Consulting Engineer
1818 Industrial Road • Las Vegas, Nevada
382-6660

LEGAL DESCRIPTIONS
OF
MC CALL PROPERTY

Parcel No. 10

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

Property held in fee contains 7.38 acres, more or less.

Parcel No. 12

The South Half (S½) of the South Half (S½) of the Northwest Quarter (NW¼), and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), and the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), All in Section 27, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada.

Property held in fee contains 60.00 acres, more or less.

LEGAL DESCRIPTIONS
OF
NELSON PROPERTY
CLARK COUNTY, NEVADA

Parcel No. N-20

The West 792 feet of the North Half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.B.D.&M. EXECPTING THEREFROM the Westerly 528 feet thereof.

Property held in fee contains 4 acres, more or less.

Parcel No. N-21

The Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.B.D. & M.

Property held in fee contains 10 acres, more or less.

See
Parcel 1-B (above)

Olaf H. Nelson, Jr., 50% undivided owner of said parcel.

BOOK 270

229625

2-1

Form 1859-5
(January 1968)
(Formerly 4-1047)

Nevada 012928

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, William A. McCall, Senior, and Heirs of Olaf Henry Nelson are entitled to a Land Patent pursuant to the general mining laws, R. S. 2329, 2331, as amended; 30 U.S.C. 35 (1970), for the land embraced in the placer mining claims, situate in Clark County, Nevada, described below:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,

Las Vegas No. 1 Placer— Sec. 22, NW¼NE¼SE¼;

Las Vegas No. 2 Placer— Sec. 22, W½NE¼NE¼;

containing 30.00 acres:

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimants, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimants, their successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES:

A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;

This patent is issued supplemental to Patent Nos. 1211178, dated August 4, 1960, and 27-65-0095, dated September 25, 1964.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Reno, Nevada, the TWENTY-SECOND day of SEPTEMBER in the year of our Lord one thousand nine hundred and SEVENTY-TWO and of the Independence of the United States the one hundred and NINETY - SEVENTH.

(SEAL)

By [signature]
Acting Chief, Division of Technical Services

Patent Number 26

Nelson & McCall

BOOK 270

229625

2-2

Return To:
Atty George W. Nilsson
1131 Petroleum Bldg.
Los Angeles, California 90015

INST NO 229625
OFFICIAL RECORD BOOK NO. 270
RECORDED AT REQUEST OF
Atty George W. Nilsson
OCT 12 9 29 AM '72

CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE Free DEPUTY

5027 N (5-73)

BOOK 1839 46-6614-00-7 1798252

RPTT-6.40

Quitclaim Deed

In consideration of $ _____ receipt of which is acknowledged GERALDINE McCALL SILVA, JAMES B. McCALL & FIRST INTERSTATE BANK OF NEVADA, N.A., Successor Co-Trustees of the ETHEL McCALL TRUST U/A dated June 4, 1980

do _____ hereby quitclaim to JAMES B. McCALL, a single man, an undivided 1/3 interest, GERALDINE E. SILVA, a married woman as her sole & separate property, an undivided 1/3 interest, and GERALDINE McCALL SILVA, JAMES B. McCALL, & FIRST INTERSTATE BANK OF NEVADA, N.A., Co-TRUSTEES OF THE WILLIAM A. McCALL, JR. TRUST as created under the ETHEL M. McCALL TRUST, dated June 4, 1980, as to an undivided 1/3 interest. the real property in the

County of Clark State of Nevada, described as:

SEE DESCRIPTION OF PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Pursuant to the Powers of Trustee as described on Exhibit "B" attached hereto and by reference made a part hereof.

Witness our hands this 4th day of NOVEMBER, 1983

FIRST INTERSTATE BANK OF NEVADA, N.A.
Successor Co-Trustee
BY: Barbara J. Wagner
BARBARA J. WAGNER, Trust Officer

James B. McCall
JAMES B. McCALL, Successor Co-Trustee

Geraldine McCall Silva
GERALDINE McCALL SILVA, Successor Co-Trustee

→ *If executed by a Corporation the Corporation Form of Acknowledgment must be used.*

STATE OF NEVADA,
COUNTY OF Clark } SS.
On NOVEMBER 4, 1983 personally appeared before me, a Notary Public,
BARBARA J. WAGNER
JAMES B. McCALL

who acknowledged that they executed the above instrument.

Signature Audrey Holmgren
(Notary Public)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AUDREY HOLMGREN
My Appointment Expires Mar. 4, 1986

Notarial Seal

Title Order No. _____

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST
A TICOR COMPANY

WHEN RECORDED MAIL TO

Name First Interstate Bank of Nevada
Street Address Trust Dept.
City & State P O Box 15188
Las Vegas, Nv 89114

Trust property

EXHIBIT "A"

Parcel #1:

The West Half (W½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&.M., Clark County, Nevada, SAVE AND EXCEPTING the U.S. 95 Expressway Right-of-Way.
Property held in fee contains 9.97 acres, more or less.

Parcel #2: AN UNDIVIDED ONE-HALF INTEREST in

The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, SAVE AND EXCEPTING the U.S. 95 Expressway Right-of-Way.
Property held in fee contains 8.31 acres, more or less.

Parcel #3:

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, SAVE AND EXCEPTING the U.S. 95 Expressway Right-of-Way.
Property held in fee contains 7.92 acres, more or less.

Parcel #4:

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, SAVE AND EXCEPTING the westerly 2.00 acres.
Property held in fee contains 8.00 acres, more or less.

Parcel #5:

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, SAVE AND EXCEPTING the easterly 2.00 acres.
Property held in fee contains 8.00 acres, more or less.

Parcel #6:

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada, SAVE AND EXCEPTING the U.S. 95 Expressway Right-of-Way.
Property held in fee contains 3.25 acres, more or less.

Parcel #7:

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B.&M., Clark County, Nevada.
Property held in fee contains 10.00 acres, more or less.

EXHIBIT "B"

GERALDINE McCALL SILVA, JAMES B. McCALL and FIRST INTERSTATE BANK OF NEVADA, N.A., as Successor Co-Trustees, are hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Successor Co-Trustees shall be obligated to look beyond the terms of this instrument for power in the Co-Trustees to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Successor Co-Trustees.

Said Grantees are likewise hereby excused from any and all duties of dilligence and responsibility respecting the propriety of any act of said Successor Co-Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in accordance with the "ETHEL M. McCALL TRUST" executed on June 4, 1980.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
FIRST INTERSTATE BANK/NV
Nov 29 2 03 PM '83
FEE 8.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

BOOK 1535

Affix R. P. T. T., $ R 40

1494907

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM A. McCALL, JR., GERALDINE E. SILVA, & JAMES B. McCALL, CO-TRUSTEES OF THE WILLIAM A. McCALL, SR., TESTAMENTARY TRUST

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES B. McCALL & GERALDINE E. SILVA AS CO-TENANTS EACH OWNING AN UNDIVIDED ONE-HALF INTEREST

all that real property situated in the _____ **County of** CLARK

State of Nevada, bounded and described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), all in Section 27, Township 20 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Property held in fee contains 60.00 acres, more or less.

Parcel 2

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

Witness their **hand** s **this** 1st **day of** March, **19**82

× Geraldine E. Silva
GERALDINE E. SILVA

William A. McCall Jr
WILLIAM A. McCALL, JR.

James B. McCall
JAMES B. McCALL

STATE OF NEVADA
COUNTY OF CLARK } **SS.**

On 5/3/82
personally appeared before me, a Notary Public,
JAMES B. McCALL
WILLIAM A. McCALL, JR.

who acknowledged that they **executed the above instrument.**

Signature Patricia L. Groom
(Notary Public)

(Notarial Seal)

Notary Public-State of Nevada
CLARK COUNTY
Patricia L. Groom
My Commission Expires May 8, 1982

ESCROW NO.
ORDER NO.
WHEN RECORDED MAIL TO: CLARK, GREENE, RICHARDS AND BROWN, 5606 S. EASTERN AVENUE
LAS VEGAS, NEVADA 89119

STATE OF OREGON)
) SS.
COUNTY OF DESCHUTES)

On this 1st day of March, 1982, personally appeared before me, GERALDINE E. SILVA, who acknowledged to me, a Notary Public, that she executed this Grant, Bargain, Sale Deed.

Merrilyn J. Ferbree
MERRILYNN J. FERBREE
NOTARY PUBLIC-OREGON
My Commission Expires 3/4/83

NOTARY PUBLIC

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Clark Greene et al
MAR 15 3 54 PM '82
FEE 4.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1535 1494907

FORM #278
DORN PRINTING—734-0664

BOOK 1561 Affix R. P. T. T. $ 5.45

1520511

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GERALDINE E. SILVA, AS HER SOLE AND SEPARATE PROPERTY

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES B. McCALL, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The West Half (W-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 22, Township 20 South, Range 60 East, M.D.B.& M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

parcel no 7

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

Witness my hand this 30th day of April, 1982

Geraldine E. Silva

GERALDINE E. SILVA

STATE OF NEVADA
COUNTY OF CLARK } SS.

On April 30, 1982 personally appeared before me, a Notary Public, Geraldine E. Silva

who acknowledged that she executed the above instrument.

Signature Patricia L. Groom (Notary Public)

(Notarial Seal)

Notary Public-State of Nevada
CLARK COUNTY
Patricia L. Groom
My Commission Expires May 8, 1982

ESCROW NO.
ORDER NO.
WHEN RECORDED MAIL TO: Clark, Greene, Richards and Brown, 5606 S. Eastern Ave., Las Vegas Nevada 89119

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Clark, Greene etal
MAY 5 2 32 PM '82
FEE 4.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1561 1520511

FORM #276

BOOK 1561 Affix R. P. T. T. $ 95.20

1520512

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES B. McCALL, AS HIS SOLE AND SEPARATE PROPERTY

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GERALDINE E. SILVA, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 22, Township 20 South, Range 60 East, M.D.B. & M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

8 on page 0

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

Witness my hand this 30th day of April, 1982

James B. McCall
JAMES B. McCALL

STATE OF NEVADA
COUNTY OF CLARK } SS.

On April 30, 1982 personally appeared before me, a Notary Public, JAMES B. McCALL, who acknowledged that he executed the above instrument.

Signature Patricia L. Groom
(Notary Public)

(Notarial Seal)

Notary Public-State of Nevada
CLARK COUNTY
Patricia L. Groom
My Commission Expires May 8, 1982

ESCROW NO.
ORDER NO.
WHEN RECORDED MAIL TO: CLARK, GREENE, RICHARDS & BROWN, 5606 S. EASTERN AVENUE, LAS VEGAS, NEVADA 89119

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Clark, Greene et al
MAY 5 2 32 PM '82
FEE 4.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1561 1520512

1536 1485120

RPTT
Affix XXXX $ DEFERRED UNDER
NRS 375.030, Section 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM A. McCALL JR., an unmarried man

in consideration of $ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GERALDINE E. SILVA, a married woman as to her sole and separate property as to an undivided 1/2 interest; and JAMES B. McCALL, A single man, as to an undivided 1/2 interest; as Tenants in Common
all that real property situate in the County of Clark,

State of Nevada, bounded and described as follows:

The South East Quarter (SE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B. &M, and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 22, Township 20 South, Range 60 East, M.D.B. &M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.B. &M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27, Township 20 South, Range 60 East, M.D.B. &M., Clark County, Nevada; save and excepting the U.S. 95 Expressway Right-of-Way.

SUBJECT TO: 1. Taxes for the fiscal year 1981-82
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record.

CLARK COUNTY NEVADA
OFFICE OF THE RECORDER
REAL PROPERTY TRANSFER TAX
Deputy NN Tax 990.00

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

Witness my hand this 10th day of February, 19 82

William A. McCall Jr.
WILLIAM A. McCALL JR.

STATE OF NEVADA
County of Clark }
On the 10th day of February, 1982,
personally appeared before me, a Notary Public,
WILLIAM A. McCALL JR.
who acknowledged that he executed the above instrument.
Signed Connie Marie Lowery
Notary Public

Notary Public-State of Nevada
CLARK COUNTY
Connie Marie Lowery
My Commission Expires July 19, 1982

CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101
385-6511

Order No. LV 92414-NC
When Recorded, mail to JAMES B. MC CALL
GERALDINE E. SILVA, et al
P. O. 1932 Apt. 760 - Jockey Club
Las Vegas, Nevada 89125

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
CHICAGO TITLE OF LAS VEGAS
MAR 16 9 40 AM '82
FEE 4.00 DEPUTY NA
OFFICIAL RECORDS
BOOK INSTRUMENT
1536 1485120

Cancel 5-9-10

644472

UT 1

QUITCLAIM DEED

NAOMI V. NELSON

10.00 does

my three sons, ROBERT S. NELSON, CARIL G. NELSON, and OLOF H. NELSON, JR.

as remainder in common

Clark,

Ten (10) Acres of Mining Claim, known as Las Vegas Claim No. 7, more particularly described as the SE 1/4 of SW 1/4 of NE 1/4 of Sec. 22, T. 20 S., R. 60 E., M.D.B.&M.
Patent No. 1111178, recorded in Book 579, No. 465963, Clark County, Nevada Records.

55.00

NEVADA

Real Property Transfer Tax $5.50

Parcel
n. 21
nelson drawing

Naomi V. Nelson

Naomi V. Nelson

ESCROW NO.

WHEN RECORDED MAIL TO: Olof H. Nelson, Jr.
7710 North Third Avenue
Phoenix, Arizona 85021

ARIZONA
Maricopa

NAOMI V. NELSON

644472

OFFICIAL RECORD BOOK NO. 085
RECORDED AT REQUEST OF

Olof H. Nelson Jr.

DEC 7 10 OFFICIAL RECORDS

CLARK COUNTY NEVADA
JOAN E. BOYER, RECORDER

FEE

EIT

ADMINISTRATOR'S DEED

PURSUANT to that certain DECREE SETTLING FINAL ACCOUNT OF ADMINISTRATOR AND DECREE OF FINAL DISTRIBUTION, In the Matter of the Estate of OLOF HENRY NELSON, a/k/a OLAF HENRY NELSON, a/k/a OLIF H. NELSON, a/k/a O. H. NELSON, Case No. 97393, Dept. No. 2, in the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, filed on the 12th day of April 1967, in said Court;

AND, FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, DENNIS K. SIMMONS, Administrator of the Estate of OLOF HENRY NELSON, a/k/a OLAF HENRY NELSON, a/k/a OLIF H. NELSON, a/k/a O. H. NELSON, Deceased, does hereby GRANT, BARGAIN, SELL and CONVEY, unto OLOF HENRY NELSON, JR., all that real property, situate in the County of Clark, State of Nevada, bounded and described as follows:

PATENTED LAND:

line 18

The East 792 feet of the N½ of the S½ of the NE¼ of Section 22, Township 20 South, Range 60 East, M.D.B. & M., SAVE AND EXCEPT THEREFROM, the westerly 528 feet thereof.

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED UNPATENTED LAND:

Las Vegas No. 5, Placer Mining Claim, situate in the unknown Mining District, Clark County, Nevada, embracing the W½ of NE¼ of Sec. 15, T. 20 So., R. 60 E., M.D.B. & M.

One-Half (10 acres), of the Las Vegas No. 15, Placer Mining Claim, situate in the unknown Mining District, Clark County, Nevada, embracing the S½ of NW¼ Sec. 22, T. 20 So., R. 60 E., M.D.B. & M.

10 Acres in Mining Claim, known as Las Vegas Claim No. 2, more particularly described as S½ of NE¼ of NE¼ of Section 22, T. 20 So., R. 60 E., M.D.B. & M.

10 Acres in Mining Claim, known as Las Vegas Claim No. 7, more particularly described as SE¼ of NW¼ of NE¼ of Sec. 22, T. 20 S., R. 60 E., M.D.B. & M.

10 Acres in Mining Claim, known as Las Vegas Claim No. 7, more particularly described as SW¼ of NW¼ of NE¼ of Sec. 22, T. 20 S., R. 60 E., M.D.B. & M.

Parcel 2-20 O. Nelson

TO HAVE AND TO HOLD, all and singular, the above mentioned and described land, together with any appurtenances, unto the said OLOF HENRY NELSON, JR., his heirs and assigns forever.

IN WITNESS WHEREOF, the said DENNIS K. SIMMONS, Administrator, as aforesaid, has executed these presents as of the 15th day of April, 1967.

Dennis K. Simmons, Administrator of the Estate of Olof Henry Nelson, a/k/a Olaf Henry Nelson, a/k/a Olif H. Nelson, a/k/a O.H.Nelson, Deceased.

} SS:

On this ____ day of April, 1967, personally appeared before me, a Notary Public in and for said County and State, DENNIS K. SIMMONS, Administrator for the Estate of OLOF HENRY NELSON, a/k/a OLAF HENRY NELSON, a/k/a OLIF H. NELSON, a/k/a O. H. NELSON, Deceased, the person who executed the foregoing instrument, and, upon oath, did depose that he is 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 uses and purposes therein mentioned.

WITNESS my hand and official seal.

NOTARY PUBLIC, in and for said County and State.

My commission expires: _____

WHEN RECORDED RETURN TO:
EARL & EARL
310 E. Fremont St.
Las Vegas, Nevada 89101

INST. NO. 635547
OFFICIAL RECORD BOOK NO. 791
RECORDED AT REQUEST OF Earl & Earl
Apr 19 2 03 PM '67
CLARK COUNTY, NEVADA
PAUL E. MORA, RECORDER
FEE $ 3.00 DEPUTY

EARL AND EARL
ATTORNEYS AT LAW

Numbers Must Legibly Qualify for Quick Reproduction

Las Vegas Valley Water District

June 8, 1984

Mr. Harold P. Foster, Director
Department of Community Planning and Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Dear Mr. Foster:

SUBJECT: PETITION FOR ANNEXATION OF CERTAIN WATER DISTRICT PROPERTIES

Pursuant to your letter dated May 10, 1984, the Board of Directors of the Las Vegas Valley Water District at its regularly scheduled meeting of June 5, 1984 authorized Staff to petition the City of Las Vegas for annexation of two parcels of Water District property.

Transmitted for your action is the Petition for Annexation that has been executed by the Water District for the aforesaid parcels. Also transmitted are copies of the Water District's Grant, Bargain, Sale Deed of the said properties that have been recorded by the Clark County Recorder. It is our understanding that there will be no cost to the Water District for said annexation.

Should you require any further action of the Water District or have any questions relative to this matter, you should contact Mr. Martin R. Bassick of the Water District's Engineering Staff at Extension 5384.

Sincerely,

Alan F. Walter

Alan F. Walter, P.E.
Chief Engineer

AFW:mcw
Enclosures

RECEIVED
JUN 14 1984
PLANNING AND DEVELOPMENT

3700 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89153 • (702) 870-2011

PETITION FOR ANNEXATION

RECEIVED

JUL 6 11 41 AM '84

CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

NO. OF ACRES TO BE ANNEXED: 0.59

GENERAL LOCATION OF ANNEXATION AREA: South of Cheyenne Avenue between Tenaya Way on the west and Torrey Pines Drive on the east

Respectfully submitted,

NAME (Print)

SIGNATURE:

LAS VEGAS VALLEY WATER DISTRICT

JOSEPH C. DENNY, ACTING GENERAL MANAGER

ADDRESS: P.O. Box 4427
Las Vegas, Nevada

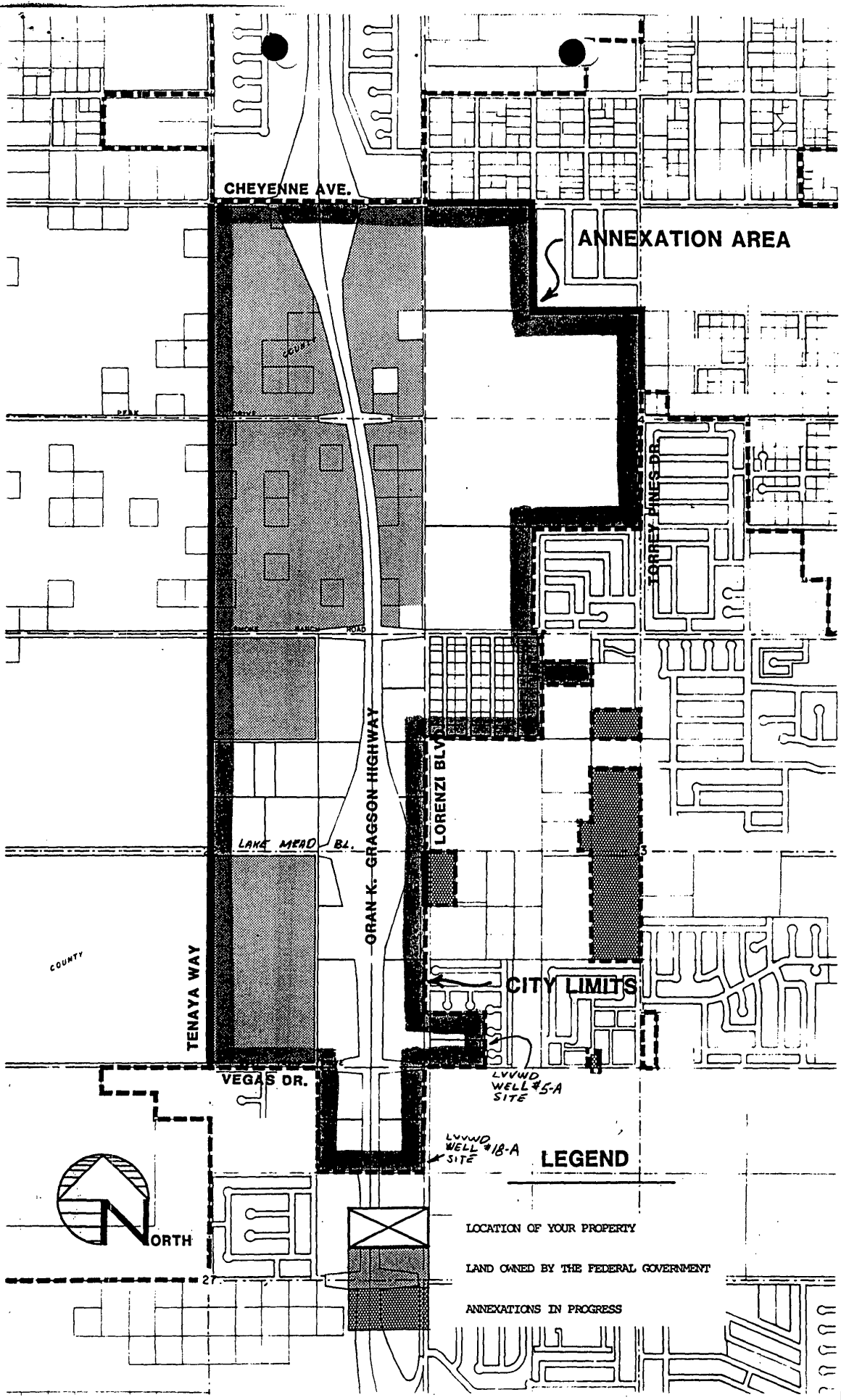
TELEPHONE #: 870-2011

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

A copy of the Deed of Ownership is required.

HAN:jk

RECEIVED
JUN 14 1984
PLANNING AND DEVELOPMENT



BOUNDARY OF ANNEXATION AREA

BOOK 497

Affix R.P.T.T. $ 2.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SAM E. PICK, also known as SAMUEL E. PICK AND LAURA M. PICK, as Trustees under that certain Trust Agreement dated August 8, 1973.

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LAS VEGAS VALLEY WATER DISTRICT, a quasi-Municipal Corporation

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

A portion of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 27 Township 20 South, Range 60 East, M.D.B. & M. more particularly described as follows:

The East 150.00 feet of the South 130.00 feet of the South Half (S½) of the Northeast Quarter (NE¼) of the Northeast Quarter of said Section 27, Township 20 South, Range 60 East, M.D.B. &M.
EXCEPTING THEREFROM the East 50.00 feet as granted to Clark County, for road, utilities and other public purposes.

TAX COMMISSION Abstract Real Property Transfer Tax NEVADA 2.75

SUBJECT TO: 1. Taxes for the fiscal year 1973-74
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness hand ON this 6th day of JANUARY 19 75

Sam E. Pick — Sam E. Pick

Laura M. Pick — Laura M. Pick

STATE OF NEVADA
County of CLARK } ss.

On this 6th day of JANUARY 19 75 personally appeared before me, a Notary Public in and for said County and State, Sam E. Pick and Laura M. Pick

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

Virginia Carnes
Notary Public in and for said County and State.

ESCROW NO. E-57178-WH

WHEN RECORDED MAIL TO: Las Vegas Valley Water District
3700 W. Charleston Blvd., Las Vegas, Nevada 89102

VIRGINIA CARNES
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Nov. 12, 1978

BOOK 497

GRANT, BARGAIN, SALE DEED

(INDIVIDUAL)

TO

Dated _____ 19____

Lawyers Title
of LAS VEGAS

333 SOUTH THIRD STREET
LAS VEGAS NEVADA

456085

INST. NO. _____
OFFICIAL RECORD BOOK NO. 497
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
FEB 21 10 46 AM '75
CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
FEE $10.00 DEPUTY _____

456085

TO 5038 NV (12-68) BOOK 435 394466

Affix R. P. T. T., $ 1.65

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MACK J. HARRIS and MARGARET LaVONNE HARRIS, husband and wife, as tenants in common as to an undivided 1/2 interest,

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LAS VEGAS VALLEY WATER DISTRICT, a quasi municipal corporation,

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

The North 100.00 feet of the East 125.00 feet of the South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 23, Township 20 South, Range 60 East, M.D.B.&M., containing 0.287 acres more or less.

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

Witness our hand s this 17th day of June, 1974.

Mack J. Harris

Mack J. Harris

Margaret La Vonne Harris

Margaret LaVonne Harris

STATE OF ~~NEVADA~~ California
COUNTY OF San Diego } SS.

On June 17, 1974

personally appeared before me, a Notary Public, Mack J. Harris and Margaret LaVonne Harris, husband and wife

who acknowledged that they executed the above instrument.

Signature Julia D. Ellingwood
(Notary Public)

(Notarial Seal)

OFFICIAL SEAL
Julia D. Ellingwood
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
MY COMMISSION EXPIRES FEB. 10, 1978

ESCROW NO. LV 150046-SS
ORDER NO.
RECORDER'S INSTRUMENT NO.

WHEN RECORDED MAIL TO: Las Vegas Valley Water District
P.O. Box 4427, Las Vegas, Nevada 891

INST. NO. 394466
OFFICIAL RECORD BOOK NO. 435
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.

JUN 18 9 56 AM '74

CLARK COUNTY NEVADA
PAUL E. HORN RECORDER

FEE dh DEPUTY md

TO 5038 NV (12-68) BOOK 435 394467

Affix R. P. T. T., $ 1.65

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That EUGENE B. SCHOOLER and ROWENA L. SCHOOLER, husband and wife as tenants in common as to an undivided 1/2 interest,

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LAS VEGAS VALLEY WATER DISTRICT, a quasi municipal corporation,

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

The North 100.00 feet of the East 125.00 feet of the South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 23, Township 20 South, Range 60 East, M.D.B.&M., containing 0.287 acres more or less.

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

Witness our hands this 19th day of April, 1974.

Eugene B. Schooler

Eugene B. Schooler

Rowena L. Schooler

Rowena L. Schooler

STATE OF ~~NEVADA~~ California
COUNTY OF San Diego } SS.

On April 19, 1974 personally appeared before me, a Notary Public,

Eugene B. Schooler and Rowena L. Schooler, husband and wife

who acknowledged that they executed the above instrument.

Signature N. R. Mutch
(Notary Public)

(Notarial Seal)

OFFICIAL SEAL
N. R. MUTCH
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Jan. 22, 1975

P. O. Box 1777, Escondido, Calif. 92025

ESCROW NO. LV150046-SS RECORDER'S ORDER NO. INSTRUMENT NO.

WHEN RECORDED MAIL TO:
Las Vegas Valley Water District
P.O. Box 4427, Las Vegas, Nevada 89106

INST. NO. 394467
OFFICIAL RECORD BOOK NO. 435
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.
JUN 18 9 56 AM '74
CLARK COUNTY NEVADA
PAUL E. HORN RECORDER
FEE DEPUTY

RECEIVED

JUL 6 11 42 AM '84

CITY CLERK

PETITION FOR ANNEXATION

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

NO. OF ACRES TO BE ANNEXED: 4.33

GENERAL LOCATION OF ANNEXATION AREA: South of Cheyenne Avenue between Tenaya Way and Torrey Pines Drive

Respectfully submitted,

NAME (Print)

Eugene B. & Rowena L. Schooler
c/o EBS Land Co.
ADDRESS: Box 969
Del Mar, CA 92014

SIGNATURE:
Eugene B. Schooler
Rowena L. Schooler

TELEPHONE #: (619) 755-2960

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

A copy of the Deed of Ownership is required.

HAN:jk

RECEIVED
JUN 14 1984
PLANNING AND DEVELOPMENT

Grant Deed

WHEREAS, the County of Clark, State of Nevada, desires the land hereinafter described to provide rights of way for roads, utilities and other public purposes, and

WHEREAS, the proposed route has been determined by the County Commissioners, and

WHEREAS: EUGENE B. SCHOOLER and ROWENA L. SCHOOLER; MACK J. HARRIS and MARGARET LA VONNE HARRIS

as Grantor(s), desire to grant and convey the land hereinafter described to provide Rights of Way for roads, utilities and other public purposes to said Clark County, Nevada, and to those agencies entitled to occupy public roads, streets and highways in said Clark County by law or duly granted franchise rights, their successors and assigns, as Grantees, the below described parcel of land for said purposes,

NOW, THEREFORE, in consideration of One Dollar ($1.00) and other valuable considerations, receipt of which is hereby acknowledged, the undersigned Grantor(s) do(es) hereby Grant, Bargain, Sell and Convey to said Grantees the following described parcel of land:

LORENZI BOULEVARD

The West fifty feet (50.00') of the West One-Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 23, Township 20 South, Range 60 East, M.D.M., Nevada.

Your file copy

Parcel: 30-60-1

IN WITNESS WHEREOF, the said Grantor(s) ha____ hereunto affixed _____ signature___ and seal this _____ day of _____, 19____

EUGENE B. SCHOOLER

MACK J. HARRIS

ROWENA L. SCHOOLER

MARGARET LAVONNE HARRIS

Affix I.R.S. $ _____

Las Vegas 4 Right of way grant

GRANT DEED

THIS INDENTURE WITNESSETH: That EUGENE B. SCHOOLER and ROWENA L. SCHOOLER, husband and wife as tenants in common as to an undivided half interest, MACK J. HARRIS and MARGARET LAVONNE HARRIS, husband and wife as tenants in common as to an undivided half interest.

for and in consideration of $ 1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of their right, title and interest in and to all that real property situate in the _____, County of Clark, State of Nevada, bounded and described as follows:

The South 30.00 feet of the West Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 23, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada.

EXCEPT THEREFROM the West 50.00 feet.

30-60-01

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

Witness _____ hand _____ this _____ day of _____, 19 _____

Eugene B. Schooler

Rowena L. Schooler

Mack J. Harris

Margaret Lavonne Harris

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On _____
personnally appeared before me, a Notary Public
Eugene B. Schooler Rowena L. Schooler
Mack J. Harris
Margaret Lavonne Harris
who acknowledged that they executed the above instrument.

(SEAL)

Notary Public in and for said County and State

WHEN RECORDED MAIL TO:
City Clerk - City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

BOOK 972 780095

Affix $ 88.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That George C. Renz and Harriet H. Renz, husband and wife as Joint Tenants, as to an undivided 1/2 interest and Henry Weymouth and Augusta Weymouth, husband and wife as Joint Tenants as to an undivided 1/2 interest

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

Convey to EUGENE B. SCHOOLER and ROMONA L. SCHOOLER, husband and wife as tenants in common as to an undivided 1/2 interest, MACK J. HARRIS and MARGARET LAVONNE HARRIS, husband and wife as tenants in common as to an undivided 1/2 interest

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

BEING the West Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 23, Township 20 South, Range 60 East, M.D.B.&M.

TAX COMMISSION REAL ESTATE NEVADA Real Property Transfer Tax $88.00

SUBJECT TO: (1) Taxes for the fiscal year 1968-69.
(2) Conditions, restrictions, reservations, rights, rights of way and easements of record.

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

Witness our hands this 21st day of April 1969

George C. Renz
George C. Renz

Harriet H. Renz
Harriet H. Renz

Henry Weymouth
Henry Weymouth

Augusta Weymouth
Augusta Weymouth

STATE OF NEVADA } ss
COUNTY OF Santa Clara } ss

On May 13, 1969 personally appeared before me, a Notary Public, George C. Renz---Harriet H. Renz Henry Weymouth---Augusta Weymouth

who acknowledged that they executed the above instrument.

Signature Sandra Lee Phillips (Notary Public)
SANDRA LEE PHILLIPS
(Notarial Seal) My Commission Expires June 5, 1970

NOTARY PUBLIC SANDRA LEE PHILLIPS SANTA CLARA COUNTY CALIFORNIA

ESCROW NO. RECORDER'S
ORDER NO. LV-116911-IGP INSTRUMENT NO.
WHEN RECORDED MAIL TO: Mr. Eugene B. Schooler, et al c/o 1904 Felicita Road, Escondido, California

INST. NO. 780095
OFFICIAL RECORD BOOK NO. 972
RECORDED AT REQUEST OF
Title Insurance and Trust Company
AUG 20 10 37 AM '69
CLARK COUNTY NEVADA
PAUL E. WEBB, RECORDER
FEE 3.00 DEPUTY AT

RECEIVED

JUL 6 11 42 AM '84

CITY CLERK

PETITION FOR ANNEXATION

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

NO. OF ACRES TO BE ANNEXED: 4.62

GENERAL LOCATION OF ANNEXATION AREA: South of Cheyenne Avenue between Tenaya Way and Torrey Pines Drive

Respectfully submitted,

NAME (Print) Louis V. Schooler

SIGNATURE: Louis V. Schooler

ADDRESS: Box 986
Solana Beach, CA 92075

TELEPHONE #: 619-481-0275

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

A copy of the Deed of Ownership is required.

HAN:jk

1684453

AFFIX R.P.T.T. $ 39.60

Corporation Grant, Bargain, Sale Deed

E.B.S. Land Co.,

a corporation organized and existing under the laws of the State of Calif., and having its principal place of business at 1717 Coast Blvd., Del Mar, California

in consideration of One and 00/100xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Dollars,

does hereby Grant, Bargain, Sell and Convey to Louis V. Schooler, a married man as his sole and separate property

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

The North half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section23, Township 20 South, Range 60 East, M.D.M., County of Clark, State of Nevada.

Excepting Therefrom the interest in and to the West Fifty (50.00) feet thereof as conveyed to the Coutny of Clark, State of Nevada, for roads, utilities and incidental purposes by Deed recorded October 6, 1971 as Document No. 135135, Official Records.

Subject To: 1. Taxes for the fiscal year 1981-1982 and any assessments
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 anywise appertaining.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its _____ President and _____ Secretary thereunto duly authorized, this 2nd day of August, 1982.

STATE OF ~~NEVADA~~ Calif.
COUNTY OF San Diego } ss.

On August 2, 1982
personally appeared before me, a Notary Public, Louis V. Schooler

who acknowledged that he executed the above instrument.

Signature Alice Jacobson
(Notary Public)

E.B.S. Land Co.

By Louis V. Schooler President

Louis V. Schooler
Name (Typed or Printed)

By _____ Secretary

Name (Typed or Printed)

WITHOUT LIABILITY
ORDER NO. _____ ESCROW NO. LV-206299-20-VW
WHEN RECORDED MAIL TO: Louis V. Schooler, P.O. Box 986, Solana Beach, CA 92075

OFFICIAL SEAL
ALICE JACOBSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires Feb. 4, 1985

(This area for Official Notarial Seal)

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
TICOR TITLE INSURANCE COMPANY
APR 28 10 48 AM '83
FEE 4.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
2725 1684453

PETITION FOR ANNEXATION

RECEIVED

JUL 6 11 42 AM '84

CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

NO. OF ACRES TO BE ANNEXED: _____

GENERAL LOCATION OF ANNEXATION AREA: South of Cheyenne Avenue between Tenaya Way and Torrey Pines Drive

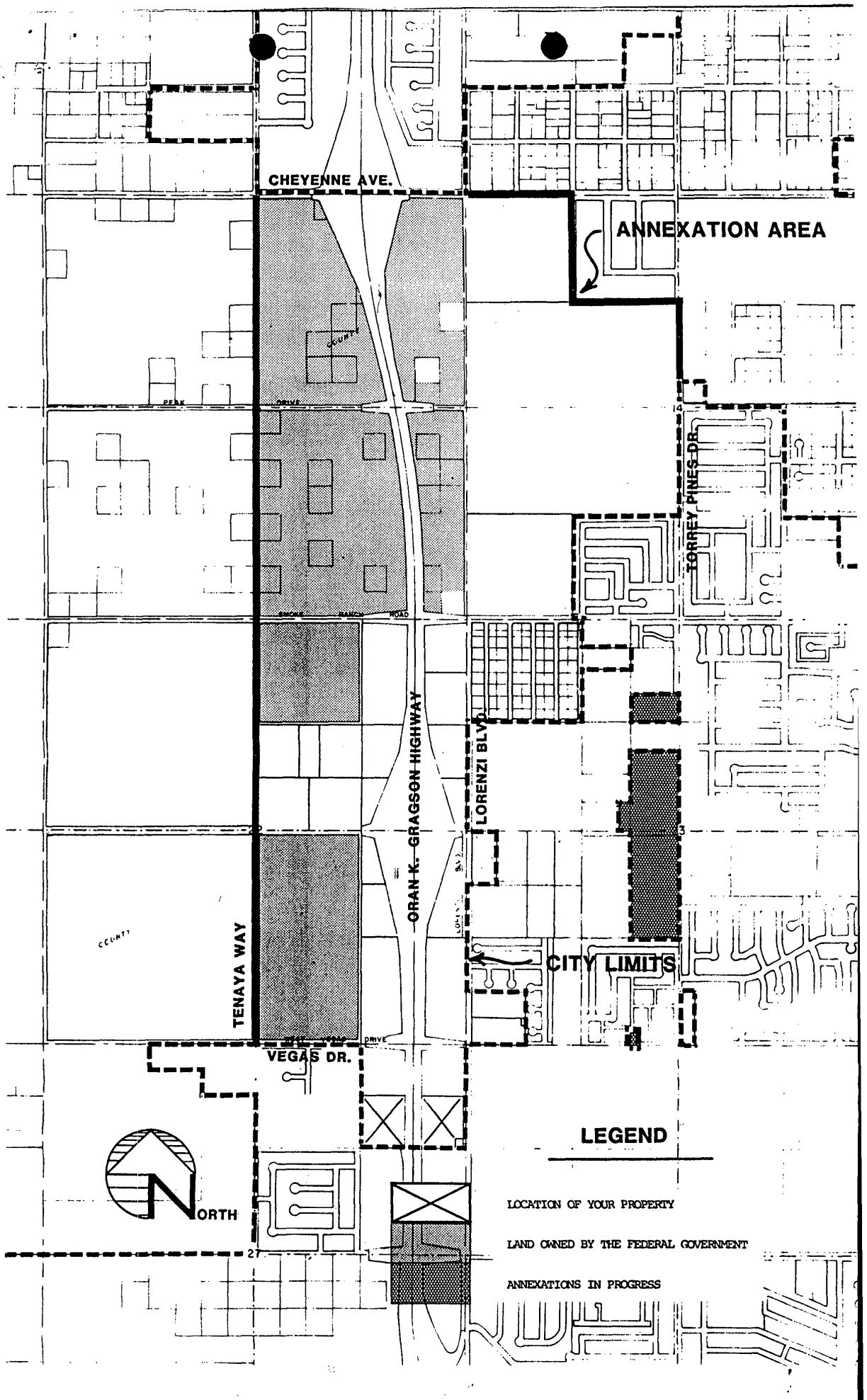
Respectfully submitted,

NAME (Print)	SIGNATURE:
Ronald W. Kiehn, Etal c/o Charles L. Ruthe & Assoc.	[signature]
ADDRESS: 701 E. Charleston Blvd. Las Vegas, NV 89104	TELEPHONE #: 382-8118

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

A copy of the Deed of Ownership is required.

HAN:jk


CHEYENNE AVE.
ANNEXATION AREA
TORREY PINES DR.
LORENZI BLVD.
ORAN K. GRAGSON HIGHWAY
TENAYA WAY
CITY LIMITS
VEGAS DR.
NORTH
LEGEND
LOCATION OF YOUR PROPERTY
LAND OWNED BY THE FEDERAL GOVERNMENT
ANNEXATIONS IN PROGRESS

BOOK 860
RPTT $ 154.00

819391
2-1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SAMUEL E. PICK and LAURA M. PICK, as Trustees under that certain Trust Agreement dated August 8, 1973.

in consideration of $ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to RONALD W. KIEHN, a married man as to an undivided 50% interest; CONSTANCE L. KOPLOW, a single woman as to an undivided 12½% interest; STEPHEN L. MORRIS, a married man as to an undivided 12½% interest; BERLYN D. MILLER, a married man as to an undivided 12½% interest; and CHARLES L. RUTHE, a married man as to an undivided 12½% interest.

all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

RECEIVED
MAY 16 1984
PLANNING AND DEVELOPMENT

016038
TAX COMMISSION P.B. 10755
NEVADA
MAR 16 '78
Real Property Transfer Tax
154.00

SUBJECT TO:
1. Taxes for the fiscal year 1977-1978.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Trust Deed securing an indebtedness in favor of First Western Savings and Loan Association, as per its terms now of record.

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

Witness our hands this 6th day of March 1978

Samuel E. Pick, Trustee

Laura M. Pick, Trustee

STATE OF NEVADA
County of Clark } ss.

On this 6th day of March 1978 personally appeared before me, a Notary Public in and for said County and State, Samuel E. Pick and Laura M. Pick

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public in and for said County and State.

Notary Public-State of Nevada
CLARK COUNTY
Joe Johnston
My Commission Expires May 18, 1981

ESCROW NO. NSE 17968-J

WHEN RECORDED MAIL TO: Mr. Charles L. Ruthe, etal, c/o Charles L. Ruthe & Assoc., 701 E. Charleston Blvd., Las Vegas, Nevada.

NST-18

The South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 27, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the East 150.00 feetofthe South 130.00 feet of the South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 27.

FURTHER EXCEPTING THEREFROM the Easterly 50.00 feet thereof and the following described parcel;

BEGINNING at a point on the right or easterly highway right of way line of U.S. 95 Expressway - Las Vegas, Project RF-TQF-006-2(10), said point being 130.00 feet right of and at right angles to Highway Engineer's Station "B" 576+88.29 P.O.T., said point of beginning further described as bearing South 37°53'01" West a distance of 843.37 feet from the Northeast corner of Section 27, Township 20 South, Range 60 East, M.D.B. & M.; thence South 0°19'06" East, along said easterly highway right of way line a distance of 671.56 feet to a point on the Southerly boundary of Grantor's property thence North 89°21'35" West along said southerly boundary, a distance of 250.04 feet to a point on the left or westerly highway right of way line of said U.S. 95 Expressway Las Vegas; thence North 0°19'06" West along said westerly highway right of way line, a distance of 671.59 feet to an intersection with the northerly boundary of Grantor's property; thence South 89°21'16" East, along said northerly boundary a distance of 250.04 feet to the point of BEGINNING.

INST. NO 819391
OFFICIAL RECORD BOOK NO. 860
RECORDED AT REQUEST OF
NEVADA SOUTHERN TITLE, INC.
MAR 16 4 25 PM '78
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 4.00 DEPUTY

RECEIVED

JUL 6 11 42 AM '84

CITY CLERK

PETITION FOR ANNEXATION

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

NO. OF ACRES TO BE ANNEXED: 1.88

GENERAL LOCATION OF ANNEXATION AREA: South of Cheyenne Avenue between Tenaya Way and Torrey Pines Drive

Respectfully submitted,

NAME (Print)	SIGNATURE:
William G. & Marie T. Miller	William G. Miller Marie T. Miller
ADDRESS: 306 Parkway West Las Vegas, NV 89106	TELEPHONE #: 382/8443

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

A copy of the Deed of Ownership is required.

HAN:jk

We would like a copy of your boundary survey of our property.

1001 1700170

Nev-022022
Nev-022022-A

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, William G. Miller and Marie T. Miller are entitled to a Land Patent pursuant to the Act of December 23, 1980, 94 Stat. 3381, 43 U.S.C. 1701; and Section 209(b) of the Act of October 21, 1976, 90 Stat. 2757, 43 U.S.C. 1719, for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 15, SE¼SE¼SE¼SE¼.

The area described contains 2.5 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimants, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimants, their heirs, successors and assigns, forever:

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States; Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.

2. All the oil and gas, sodium and potassium mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect, mine, and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe.

SUBJECT TO:

1. Those rights for highway purposes which have been granted to State of Nevada Department of Highways, its successors or assigns, by permit No. Nev-062275, under the Act of August 27, 1958, 72 Stat. 885, 23 U.S.C. Sec. 107 (d).

2. Those rights for powerline and communication line purposes which have been granted to Las Vegas Valley Water District, its successors or assigns, by permit No. N-17000, under P.L. 83-666.

Form 1860-10
(July 1975)

3. Those rights granted by oil and gas lease, N-20078, made under Section 29 of the Act of February 25, 1920, 41 Stat. 437 and the Act of March 4, 1933, 47 Stat. 1570. This patent is issued subject to the right of the prior permittee or lessee to use so much of the surface of said land as is required for oil and gas exploration and development operations, without compensation to the patentee for damages resulting from proper oil and gas operations, for the duration of oil and gas lease, N-20078 and any authorized extention of that lease. Upon termination or relinquishment of said oil and gas lease, this reservation shall terminate.

4. An easement 50 feet in width along the east boundary for road and public utilities purposes to insure continued ingress and egress to adjacent lands.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

Given under my hand, in Reno, Nevada
TENTH day of APRIL in the year
of our Lord one thousand nine hundred and EIGHTY-THREE
and of the Independence of the United States the one hundred

[illegible] Director, Nevada

PETITION FOR ANNEXATION

RECEIVED
JUL 11 3 29 PM '84
Carol A. Harley
CITY CLERK

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

Gentlemen:

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

Parcel #1: Southwest Quarter (SW¼), Southwest Quarter (SW¼), Southwest Quarter (SW¼), Southwest Quarter (SW¼), Section 15, Township 20 South, Range 60 East, M.D.B.& M.

Parcel #2: Southeast Quarter (SE¼), Southwest Quarter (SW¼), Southwest Quarter (SW¼), Southwest Quarter (SW¼), Section 15, Township 20 South, Range 60 East, M.D.B.& M.

NO. OF ACRES TO BE ANNEXED: 3.90

GENERAL LOCATION OF ANNEXATION AREA: Northeast corner of Buffalo Drive and Smoke Ranch Road

Respectfully submitted,

NAME (Print) Donna F. Beam

SIGNATURE: Donna F. Beam

ADDRESS: 1267 Strong Drive
Las Vegas, Nevada 89102

TELEPHONE #: 878-9577

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

A copy of the Deed of Ownership is required.

HAN:jk

189 0261

The United States of America

To all to whom these presents shall come, Greeting:

N-38780
N-38799
N-38800

WHEREAS, Donna F. Beam is entitled to a Land Patent pursuant to the Act of December 23, 1980, 94 Stat. 3381, for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 15, SW¼SW¼SW¼SW¼,
SE¼SW¼SW¼SW¼;
sec. 27, SE¼NW¼SW¼SW¼.

The area described contains 7.5 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, her heirs, successors and assigns, forever:

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.

2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect, mine, and remove such deposits from the same under applicable law and such regulations as the Secretary of the Interior may prescribe.

SUBJECT TO:

1. An easement 50 feet in width along the south boundary and 30 feet in width along the east boundary of the SE¼SW¼SW¼SW¼ of sec. 15 for road and public utilities purposes to insure continued ingress and egress to adjacent lands.

2. An easement 50 feet in width along the south and west boundaries of the SW¼SW¼SW¼SW¼ of sec. 15 for road and public utilities purposes to insure continued ingress and egress to adjacent lands.

3. An easement 30 feet in width along the south and east boundaries of the SE¼NW¼SW¼SW¼ of sec. 27 for road and public utilities purposes to insure continued ingress and egress to adjacent lands.

Patent Number 27-84-0046

Form 1860–10
(July 1975)

4. Those rights granted by oil and gas lease, N-20078, made under Section 29 of the Act of February 25, 1920, 41 Stat. 437 and the Act of March 4, 1933, 47 Stat. 1570. This patent is issued subject to the right of the prior permittee or lessee to use so much of the surface of said land as is required for oil and gas exploration and development operations, without compensation to the patentee for damages resulting from proper oil and gas operations, for the duration of oil and gas lease, N-20078, and any authorized extension of that lease. Upon termination or relinquishment of said oil and gas lease, this reservation shall terminate.

5. Those rights for powerline purposes which have been granted to Southern Nevada Power Company, its successors or assigns, by Permit No. Nev-043546, under the Act of March 4, 1911, 36 Stat. 1253; 43 U.S.C. 961.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

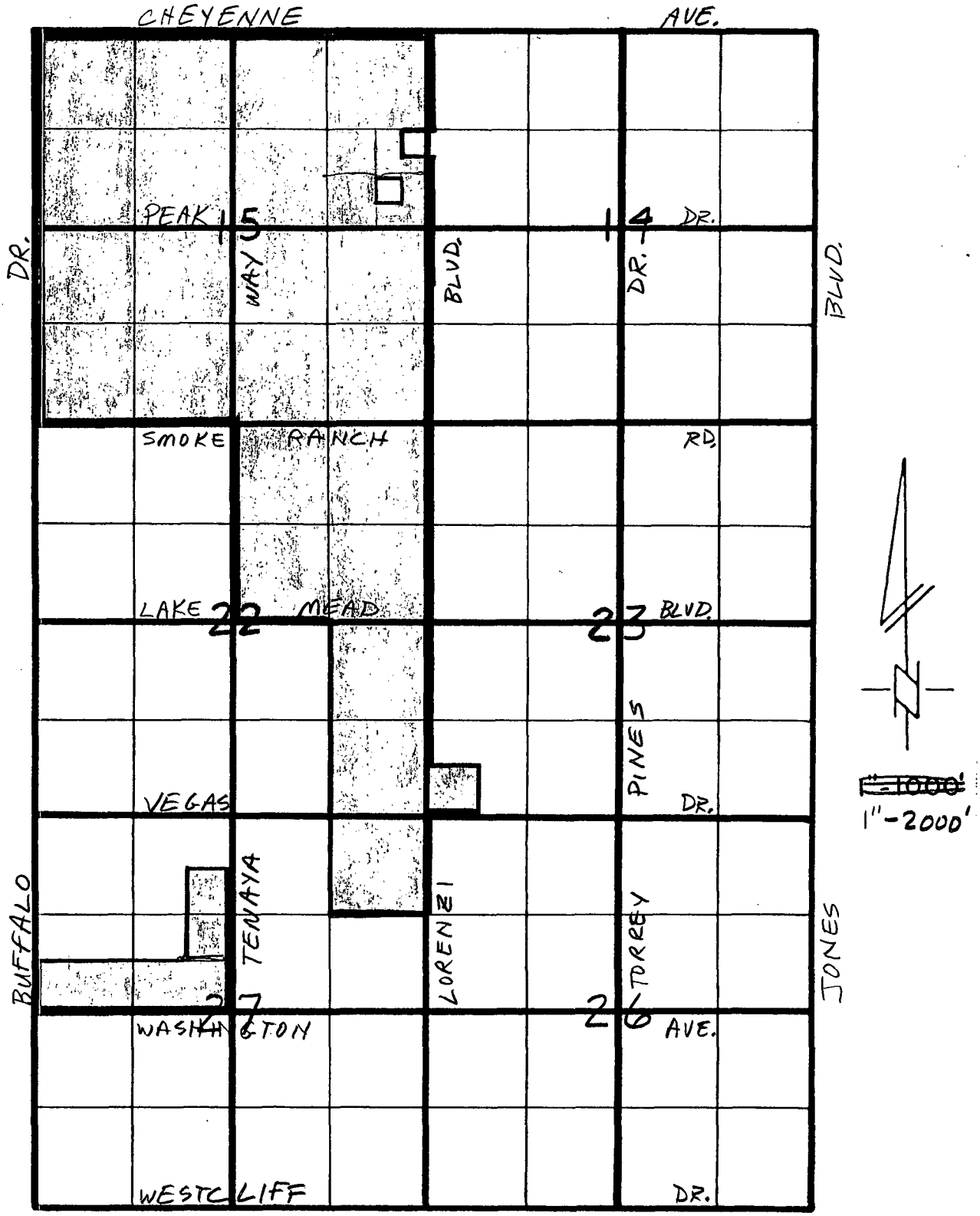
GIVEN under my hand, in Reno, Nevada
the EIGHTH day of MAY in the year
of our Lord one thousand nine hundred and EIGHTY-FOUR
and of the Independence of the United States the two hundred
and EIGHTH

[SEAL]

By Jm. J. Malinick
Deputy State Director, Operations

Patent Number 27-84-0046

GPO 837-812



APPROVED_____ 198__

EFFECTIVE DATE_____198__

SECTION 15, 22, 23, 27

RANGE 60 E.

TOWNSHIP 20 S.

PARCEL #1 925.0
PARCEL #2 60.0 AC.

TOTAL 985.0 AC.

ORD._____

A-15-84

City of Las Vegas

AGENDA DOCUMENTATION

Date: September 11, 1984

TO: The City Council

FROM: Val Steed
Deputy City Attorney

SUBJECT: Bill No. 84-51
Annexation No. A-15-84

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located south of Cheyenne Avenue and west of Lorenzi Boulevard. The annexation process has now been completed in accordance with the NRS and the final date of annexation (December 6, 1984) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-15-84
Property Located:	South of Cheyenne Avenue and west of Lorenzi Boulevard
Petitioned By:	James B. McCall, et al. 3700 Las Vegas Boulevard South, #760 Las Vegas, Nevada 89109
Acreage:	Approximately 987 acres
Zoned:	R-E (County classification) N-U (City equivalent)

FISCAL IMPACT

RECOMMENDATIONS

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

Agenda Item

VIII-D

Bill No. 84-51

ORDINANCE NO. _____

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

Sponsored by:
Councilman Ron Lurie

Summary: Annexes property described generally as located south of Cheyenne Avenue and west of Lorenzi Boulevard.

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

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

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

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

A. The area to be annexed was contiguous to the City's boundaries at the time the annexation proceedings were instituted;

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

C. The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983;

D. The City of Las Vegas is eligible to annex the area described in this report since the

owners of record of not less than 75 percent of the individual lots or parcels of land within the annexation area have signed a petition requesting annexation to the City.

SECTION 3: The City of Las Vegas will provide police protection through the Las Vegas Metropolitan Police Department, fire protection, street maintenance, and library services immediately upon annexation. Garbage collection by the company franchised by the City will also be provided immediately. The City sanitary sewer system will serve the proposed annexation area. Any connection to or extension of this sewer line to serve the annexation area shall be at the expense of the landowners. Other services, such as participation in the City's recreational programs, special educational classes and programs, public works planning, building inspections, and other City Hall services will also be available immediately. Utilities such as gas, electricity, telephone, and water are provided by private utility companies and other services to the area will not be affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not in place at the time of annexation will be installed in the presently developed areas upon the request of the property owners and at their expense by means of special assessment districts. Such improvements will be extended into the undeveloped areas as development takes place and the need therefor arises, and will be located according to the needs of the area at that time. Such installations will also be made at the expense of the property owners, either by means of special assessment districts or as prerequisites to the approval of subdivision plats or the issuance of building permits, re-zonings, zone variances or special use permits.

SECTION 4: The annexation of said described territory shall become effective on the 6th day of December, 1984, and on

such date the City of Las Vegas will have the funds appropriated in sufficient amount to finance the extension into said described territory of police protection, fire protection, street maintenance, street sweeping, and street lighting maintenance.

SECTION 5: Said described territory, together with the inhabitants and property thereof, shall, from and after the 6th day of December, 1984, be subject to all debts, laws, ordinances and regulations in force in the City of Las Vegas and shall be entitled to the same privileges and benefits as other parts of said City, and shall be subject to municipal taxes levied by the City of Las Vegas, Nevada.

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

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

. . .

. . .

. . .

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 _____ day of _____, 1984.

APPROVED:

By_____
WILLIAM H. BRIARE, Mayor

ATTEST:

_____
Carol Ann Hawley, City Clerk

A-15-84

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

VOTING "AYE" Councilmen: _____

VOTING "NAY" Councilmen: _____

ABSENT: _____

APPROVED:

By_____
WILLIAM H. BRIARE, Mayor

ATTEST:

_____
Carol Ann Hawley, City Clerk

A-15-84

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: September 19, 1984

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF BILL NO. 84-51 ANNEXATION NO. A-15-84 ANNEXES PROPERTY DESCRIBED GENERALLY AS LOCATED SOUTH OF CHEYENNE AVENUE AND WEST OF LORENZI BOULEVARD.

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATES: Saturday, September 22, 1984 (One Time Only)

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

Carol A. Harley
CITY CLERK

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

76-11-6

Bill No. 84-51

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

Sponsored by:
Councilman Ron Lurie

Summary: Annexes property described generally as located south of Cheyenne Avenue and west of Lorenzi Boulevard.

At a City Council meeting

September 19, 1984

BILL NO. 84-51 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:

COUNCILMEN Lurie

and Levy

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.

Revised

RESOLUTION

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interests of the public health, safety, welfare, and convenience that certain territory hereinafter described that is contiguous to the City of Las Vegas be annexed thereto:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 18th day of July, 1984:

1. That it is the intention of the said Council to annex to the City of Las Vegas the following described real property.

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

RECEIVED
JUL 20 1984
PLANNING AND DEVELOPMENT

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That the City Clerk be, and she hereby is, directed to give notice of such public hearing by publication thereof at least three (3) times in the LAS VEGAS SUN, a newspaper published in the City of Las Vegas and of general circulation in the above-described territory; the first publication to be at least twenty (20) days prior to the said September 5, 1984, and not less than six (6) days shall intervene between the first publication and the last publication, and by mailing notice thereof by certified mail, return receipt requested, to each record owner of real property within the said described territory, said notice to be mailed at the time of the first publication thereof. Said notice shall be in substantially the same form as attached hereto as Exhibit "A".

4. That the Director of Engineering Services and the Director of Community Planning and Development are hereby directed to prepare and submit to the said City Council of the City of Las Vegas, on Wednesday, August 15, 1984, a report setting forth plans for the extension into said described territory all major municipal services presently furnished by the City of Las Vegas

to its residents and citizens, which report shall include, but not be limited to:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

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

APPROVED:

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
Carol Ann Hawley, City Clerk

A-15-84

EXHIBIT "A"

NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY WITHIN PROPOSED LAS VEGAS, NEVADA, ANNEXATION A-15-84:

NOTICE IS HEREBY GIVEN to the property owners within the area proposed to be annexed into the City of Las Vegas, Nevada, by Annexation A-15-84, that:

1. The City Council of the City of Las Vegas, Nevada, has by Resolution duly passed, adopted and approved on the 18th day of July, 1984, declared its intention to annex to said City the territory generally located south of Cheyenne Avenue and west of Lorenzi Boulevard.

The territory proposed to be annexed is more particularly described as follows:

Those portions of Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

PARCEL 1

Section 15 in Township 20 South, Range 60 East, M.D.M.

EXCEPT THEREFROM the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

ALSO EXCEPT THEREFROM the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 15.

PARCEL 2

The Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 3

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M.

PARCEL 4

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

PARCEL 5

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 6

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 7

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

PARCEL 8

The Southeast Quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 20 South, Range 60 East, M.D.M.

2. That said City Council shall meet on Wednesday, September 5, 1984, at the hour of 2:00 o'clock p.m. in the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to conduct a public hearing on the question of such annexation.

3. That a report setting forth the plans for the extension into said territory of all major municipal services presently furnished by the City to its residents and citizens will be available for examination by the public in the Office of the City Clerk, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, twenty (20) days prior to the date of the public hearing. Such report shall include:

A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;

B. A map or maps of the City and the adjacent territory to show the following information:

(1) The present and proposed boundaries of the City;

(2) The present streets and sewer interceptors and outfalls;

(3) The proposed extension of the present streets and sewer interceptors and outfalls;

(4) The present and proposed general land use pattern into the territory proposed to be annexed.

C. A statement showing that the territory proposed to be annexed is eligible for annexation under N.R.S. 268.570 to 268.608, inclusive.

4. The following is a list of the names and addresses of all record owners of real property within the said described territory and proposed to be annexed hereunder:

NAME & ADDRESS	PARCEL NUMBER
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-005
Beam, Donna F. 1267 Strong Dr. Las Vegas, NV 89102	290-600-006
USA Washington, DC 20260	290-590-004

Miller, William G. & Marie T. 306 Parkway West Las Vegas, NV 89106	290-600-003
USA Washington, DC 20260	290-600-004
Schooler, Eugene B. & Rowena L. Harris, Mack J. & Margaret Lavonne c/o EBS Land Co. Box 969 Del Mar, CA 92014	300-600-001
Schooler, Louis V. Box 986 Solana Beach, CA 92075	300-600-008
Las Vegas Valley Water Dist. Box 4427 Las Vegas, NV 89106	300-600-009
USA Washington, DC 20260	300-630-001
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-002
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-004
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-005
Gordon, Lilias M. & Lillian W. Gordon, William M. & Jacquelyn 2552 Palma Vista Las Vegas, NV 89121	300-630-006
Nelson, Robert S. & Caril G. Nelson, Olof H. Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-007
McCall, William A. Jr. & James Trs Silva, Geraldine Trs Box 2067-D Pasadena, CA 91105	300-630-008
Nelson, Olof Henry Jr. 7710 N. 3rd Ave. Phoenix, AZ 85021	300-630-009
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	300-630-014

NAME & ADDRESS	PARCEL NUMBER
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-016
McCall, Ethel M. Tr McCall, Ethel M. Trs Box 2067-D Pasadena, CA 91105	300-630-017
McCall, Ethel M. Tr McCall, Ethel M. Trs P.O. Box 1932 Las Vegas, NV 89125	300-630-018
Nelson, Olof Henry Jr. McCall, Ethel M. Tr P.O. Box 1932 Las Vegas, NV 89125	300-630-019
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	300-640-002
Tiberti Blood & Co. et al. 316 E. Bridger Las Vegas, NV 89101	300-640-003
Nelson, Olaf Henry McCall, Ethel M. Tr Box 2067-D Pasadena, CA 91105	300-640-004
State of Nevada Transportation Hwy. Dept. Carson City, NV 89701	300-640-007
Silva, Geraldine E. McCall, James B. P.O. Box 1932 Las Vegas, NV 89125	300-640-008
McCall, James B. Silva, Geraldine E. P.O. Box 1932 Las Vegas, NV 89125	310-130-004
Kiehn, Ronald W. et al. c/o Charles L. Ruthe & Assoc. 701 E. Charleston Blvd. Las Vegas, NV 89104	310-130-005
Las Vegas Valley Water Dist. 3700 W. Charleston Las Vegas, NV 89102	310-130-010
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-013
Silva, Geraldine E. McCall, James B. Box 1932 Las Vegas, NV 89125	310-130-014

5. Any record owner of real property within the said described territory may appear and be heard either in favor of or in protest of the proposed annexation at such public hearing and/or may file with the City Clerk a written protest of such annexation at any time within fifteen (15) days after the conclusion of said public hearing.

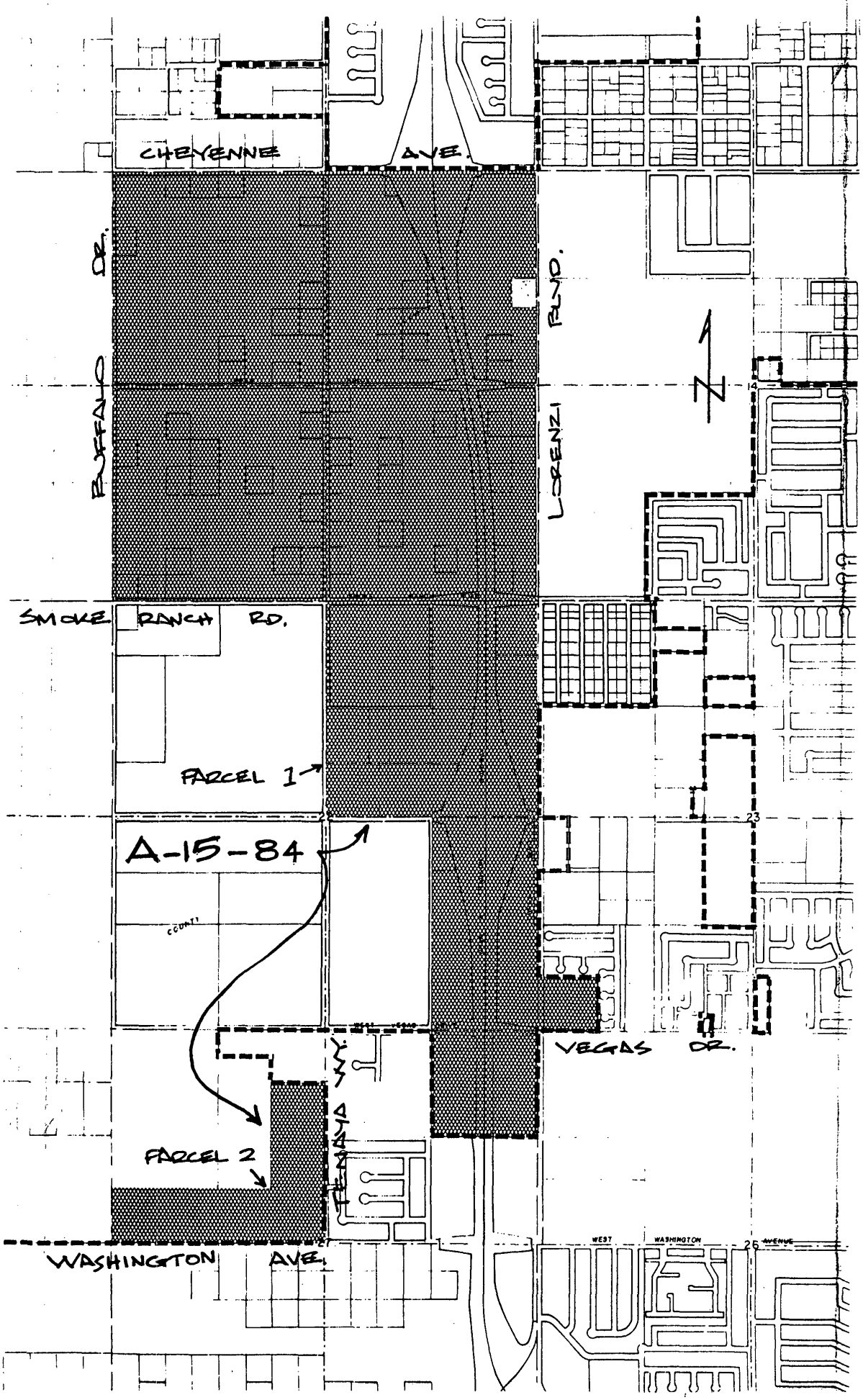
Unless a majority of the property owners in the territory proposed to be annexed protest such annexation either orally or in writing at the public hearing or in writing within fifteen (15) days after the conclusion of such public hearing, the City Council shall have authority to adopt an ordinance extending the corporate limits of the City of Las Vegas to include all or any part of the territory described in this Notice.

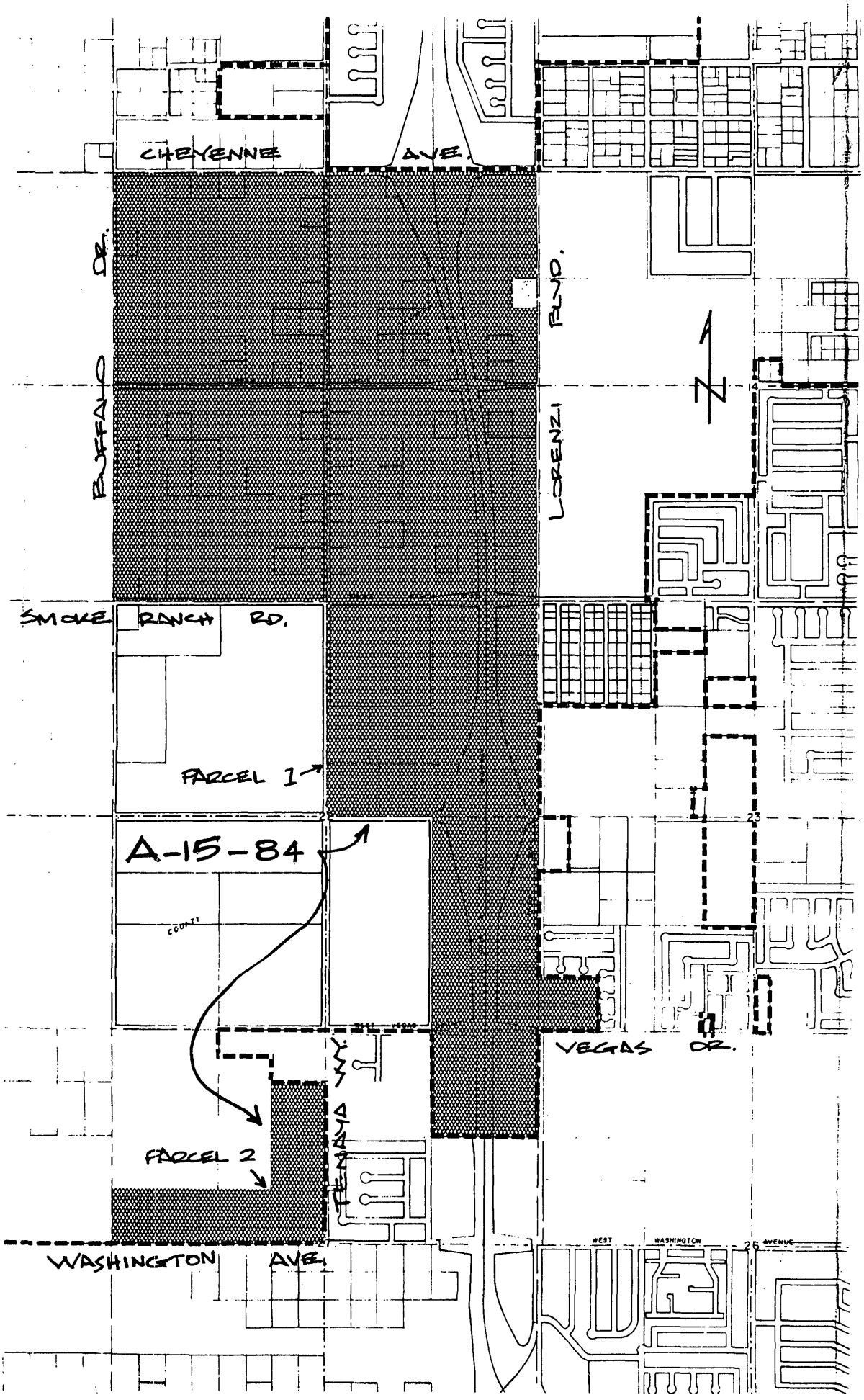
By ORDER of the City Council of the City of Las Vegas, Nevada.

DATED this 18th day of July, 1984.

Carol A. Hawley

CAROL ANN HAWLEY, CITY CLERK


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
COUNTY
VEGAS DR.
TENAYA
PARCEL 2
WASHINGTON AVE.
WEST WASHINGTON AVENUE
14
23
26


CHEYENNE AVE.
BUFFALO DR.
LORENZI BLVD.
SMOKE RANCH RD.
PARCEL 1
A-15-84
COUNTY
VEGAS DR.
PARCEL 2
TENAYA WAY
WASHINGTON AVE.
WEST WASHINGTON AVENUE
N

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: August 16, 1984

TO: FOSTER

FROM: CLEMMER

SUBJECT: MEETING WITH GEORGE OGILVIE, McCALL, HERB JONES, JAY DOWNEY - 8/13/84

COPIES TO:

At that meeting, George indicated that the report would be submitted to the City Council on August 15, 1984. September 5 would be the first reading on the ordinance; September 19 would be the second reading and on October 3 the ordinance could be adopted with the annexation effective December 6. He authorized the zoning application to be taken between September 19 and September 28 with an October 23 Planning Commission meeting date; the zoning application would then be heard by the City Council on November 7 with the effective day of the zoning ordinance to be December 6. He asked that you tell the Clerk to publish the notice ten (10) days prior to the October 3 meeting, either September 21 or 22nd. Also, I believe that the result of the October 23 Planning Commission meeting is to be placed on the City Council agenda for November 7 - this will take a special action on your part.

To be revised

RCC:lm

CLV 7007

PS Form 3811, Dec. 1980

RETURN RECEIPT REQUESTED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
☒ Show to whom and date delivered ..... ¢
☐ Show to whom, date, and address of delivery ..... ¢
2. ☐ RESTRICTED DELIVERY.
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $

3. ARTICLE ADDRESSED TO:

NEVADA STATE TAX COMMISSION
STATE OF NEVADA
CARSON CITY NV 89701

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
96631

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

MAILROOM COMPLEX
CARSON CITY NV

5. DATE OF DELIVERY

6. ADDRESSEE'S ADDRESS (Only if requested)

DEC 8 1981

7. UNABLE TO DELIVER BECAUSE:

EMPLOYEE NOTICE