

**Planning & Development Department
Scanning Cover Sheet**

Case No A-15-97(A)

APN N/A

Location HOLLY AVE & FERRELL ST

Applicant WILLIAM T. & MARY A. ALLAN

Subject

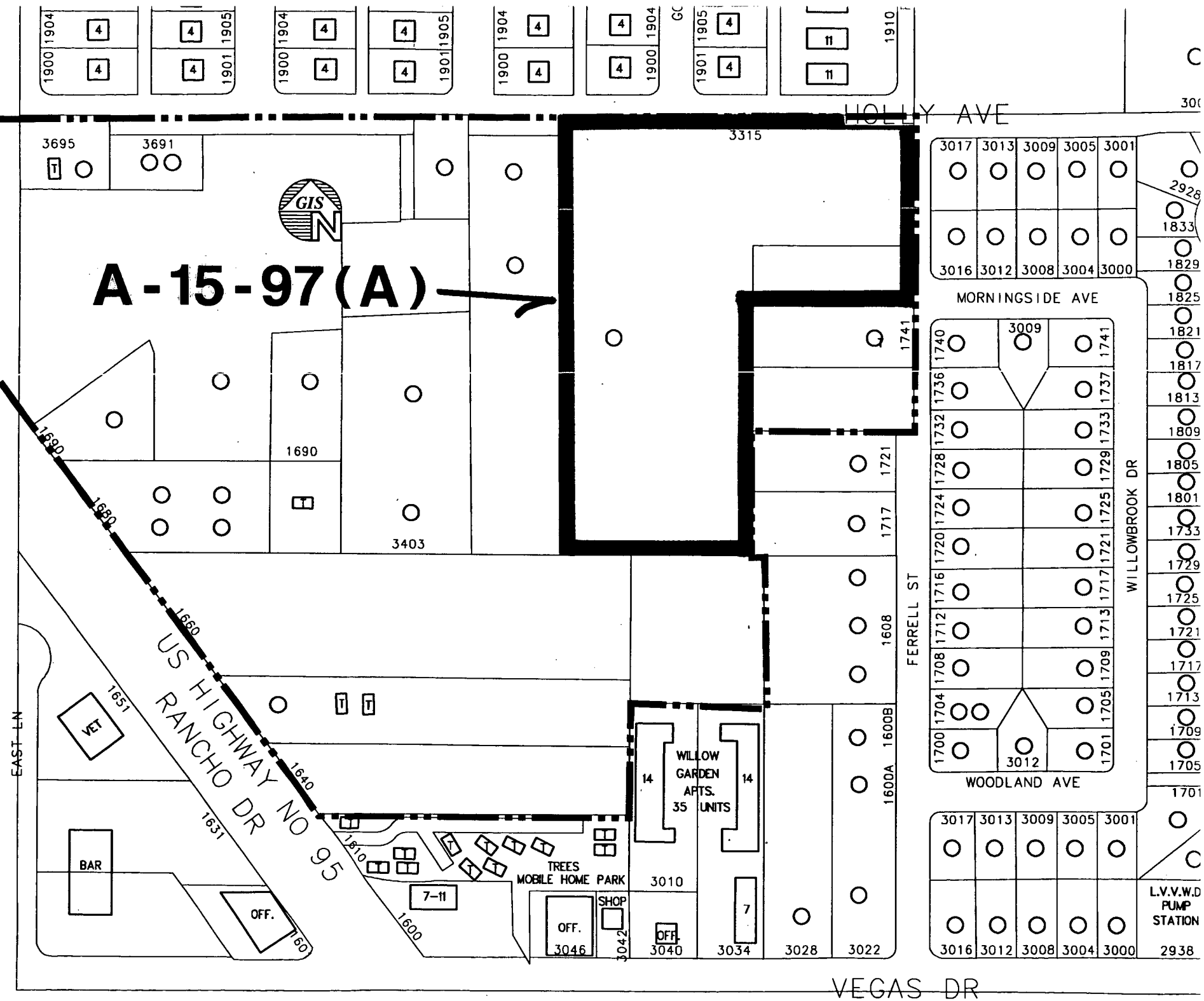
Proposal for Annexation



FILE HISTORY

[illegible]

FILE NO.: A-15-97(A)



PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

September 15, 1997

William T. and Mary A. Allan, Et Al
7001 Wittig Avenue
Las Vegas, Nevada 89131

RE: A-15-97(A) - ANNEXATION

Dear Mr. and Mrs. Allan:

Your request for a Petition of Annexation for property generally located on the southwest corner of Holly Avenue and Ferrell Street, containing approximately 6.00 acres of land, Ward 3 (Reese), was considered by the Planning Commission on September 11, 1997.

The Planning Commission unanimously voted to recommend APPROVAL of your request.

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

Very truly yours,

Robert S. Genzer, Planning Supervisor
Current Planning Division

RSG:rlr

cc: Mr. Armand Fiorenza
3796 Florrie Avenue
Las Vegas, Nevada 89121

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



PLANNING COMMISSION

MEETING OF

SEPTEMBER 11, 1997

City of Las Vegas

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-14.

A-15-97(A) - WILLIAM T. AND MARY A. ALLAN, ET AL

Petition of Annexation for property generally located on the southwest corner of Holly Avenue and Ferrell Street, containing approximately 6.00 acres of land.

Ward 3 (Reese)

STAFF RECOMMENDATION: APPROVAL

Solomon -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-6, A-8 THROUGH A-11, A-13 AND A-14, A-16 THROUGH A-18, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Moran excused)

CHAIRMAN GRIEGO stated this is a Consent item.

(7:21-7:22) 1 - 580

- A-14. A-15-97(A) - WILLIAM T. AND MARY A. ALLAN, ET AL - Petition of Annexation for property generally located on the southwest corner of Holly Avenue and Ferrell Street, containing approximately 6.00 acres of land, Ward 3 (Reese).

NOT A PUBLIC HEARING

APPLICATION REQUEST:

This request is to annex two parcels containing approximately 6.0 acres. The parcels are bordered on their north and east property lines by existing City Limits and are within an area considered to be appropriate for annexation. The applicant has indicated the property will be developed as an apartment use.

FINDINGS:

The West Las Vegas Plan of the General Plan for the City of Las Vegas designates the site as M (Medium Density Residential). The current County zoning for this property is R-E (Rural Estates) for the majority of the land and H-2 (General Highway Frontage) for the southwest portion of the site. Staff recommends that the City of Las Vegas equivalent for the entire site be R-E (Residence Estates).

Upon development of this parcel, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

STAFF RECOMMENDATION: APPROVAL.

INTER-OFFICE MEMORANDUM

AUGUST 12, 1997

TO:

ED BYRGE
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING AND DEVELOPMENT
DEPARTMENT
THERESA O'DONNELL, DIRECTOR
ROBERT S. GENZER, ACTING PLANNING MANAGER

SUBJECT:

ANNEXATION - A-15-97(A)

REQUEST FOR LEGAL DESCRIPTION
AND ACCURATE MAP

COPIES TO:

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

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

TAO:RSG:cc

Attachment:: Petition
Deed
Location Map

ANNEXATION A-15-97 (A)

THE R/W DESIGN SECTION HAS REVIEWED THE RECORD INFORMATION AVAILABLE AND HAS DETERMINED THAT WE DO NOT HAVE THE NECESSARY DATA TO PREPARE AN ACCURATE MAP OF THE AREA TO BE ANNEXED

 8-28-97
bill burke
S.E.A. R/W DESIGN

- A-14. A-15-97(A) - WILLIAM T. AND MARY A. ALLAN, ET AL - Petition of Annexation for property generally located on the southwest corner of Holly Avenue and Ferrell Street, containing approximately 6.00 acres of land, Ward 3 (Reese).

NOT A PUBLIC HEARING

APPLICATION REQUEST:

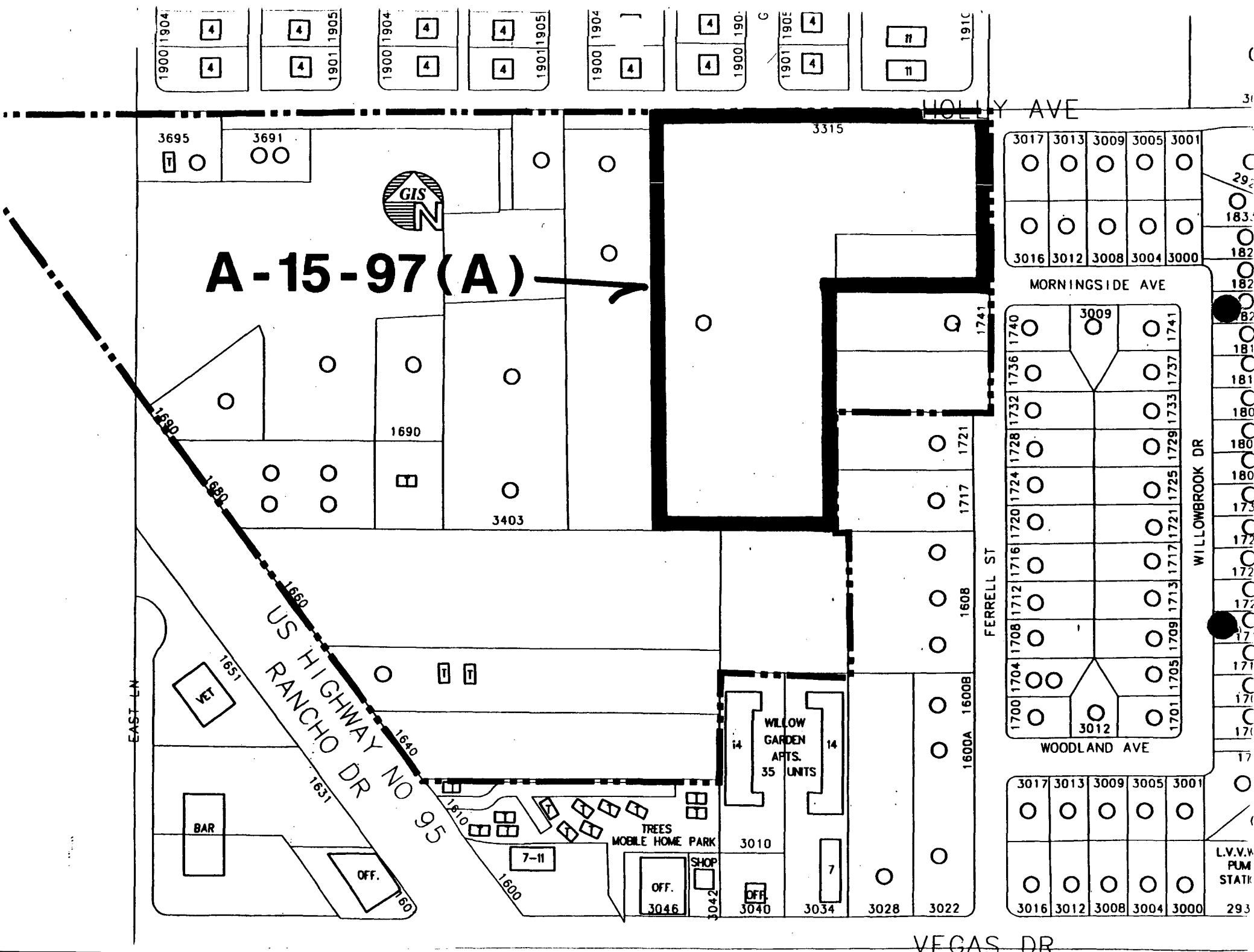
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Upon development of this parcel, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

STAFF RECOMMENDATION: APPROVAL.



A-15-97(A)



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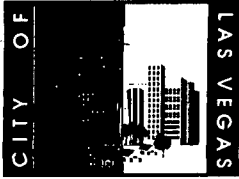
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PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

August 29, 1997

William T. and Mary A. Allan, Et Al
7001 Wittig Avenue
Las Vegas, Nevada 89131

RE: A-15-97(A) - ANNEXATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 11, 1997. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Current Planning Division, Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

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

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

RA:rlr

Enclosure

cc: Mr. Armand Fiorenza
790 Florrie Avenue
Las Vegas, Nevada 89121

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



*called
9-9-97
ML*

3796



Department of Comprehensive Planning

Current Planning Division

Mission Statement: "To serve and protect the community by guiding development, enhancing the living environment, and promoting innovative ways to conserve natural resources."



Richard B. Holmes
Director

Bonnie Rinaldi
Assistant Director

Lucy A. Stewart
Assistant Director
Current Planning

Jeff Harris
Planning Manager
Advanced Planning

Lesa Coder
Planning Manager
Current Planning

Dennis Bechtel
Planning Manager
Nuclear, Waste

August 25, 1997

Robert S. Genzer, Planning Supervisor
CITY OF LAS VEGAS
731 S. Fourth Street
Las Vegas, NV 89101

RE: ZL-0262-97
APN 139-20-401-008 and 012
A-15-97(A)

Dear Mr. Genzer:

The above-referenced parcels are located within two zoning designations. Assessors parcel number 139-20-401-008 is located in the H-2 (General Highway Frontage) and the R-E (Rural Estates) zoning districts. Assessors parcel number 139-20-401-012 is located in the R-E zoning district. For information regarding the North Las Vegas Airport Environs Overlay District, contact the City of North Las Vegas.

The Current Planning Division is not aware of any violations of Clark County Code on this property. The process of obtaining land use applications and building permits, as well as the inspection procedure, is specifically designed to ensure compliance with Clark County Code in effect at the time of construction. If this process was successfully completed, we will treat the subject property as being in compliance with Clark County Code.

If we can be of any further assistance to you on this matter, please do not hesitate to contact our office.

Sincerely,

LORNA McNEILL
Planner

LM/ml

PLANNING AND
DEVELOPMENT

SEP 5 10 51 AM '97

RECEIVED

COMMISSIONERS

YVONNE ATKINSON GATES, Chair • LORRAINE T. HUNT, Vice-Chair
ERIN KENNY • MARY J. KINCAID • LANCE M. MALONE • MYRNA WILLIAMS • BRUCE L. WOODBURY
DONALD L. "Pat" SHALMY, County Manager

T♦
T♦

City of Las Vegas

CLARK COUNTY
CURRENT PLANNING

DATE: 8/18/97 TIME: 9:43
PROJECT NBR: 97 00900262
PROJECT TYPE: ZL
PAYMENT TYPE: WAIVED

RECEIPT # 0000013484
RECEIVED BY: MLE

ITEM DESCRIPTION
WAIVED

AMOUNT
45.00

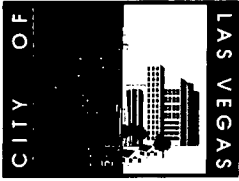
TOTAL AMOUNT PAID

~~45.00~~
WV

TOWNBOARD: UNINCORPORATED
CONTACT:

CONTACT LISTED TOWNBOARD AS SOON AS POSSIBLE TO BE SCHEDULED FOR A MEETING

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
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August 29, 1997

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Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

RA:rlr

Enclosure

cc: Mr. Armand Fiorenza
796 Florrie Avenue
Las Vegas, Nevada 89121

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

August 27, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Petition of Annexation
A-15-97(A)
William T. and Mary A. Allan, Et Al

(SWC of Holly Avenue and Ferrell Street)

COPIES TO:

John McNellis, Anderson, Edelman, Development Coordination
Ed Byrge, Right-of-Way
Chuck Turk/Dan Muirhead, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

COMMENTS:

We have no objection to the petition of annexation request for property generally located on the southwest corner of Holly Avenue and Ferrell Street containing approximately 6.00 acres of land.

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

RECEIVED
Aug 28 3 26 PM '97
PLANNING AND
DEVELOPMENT

MEMO

RECEIVED

DATE 8/21/97

AUG 22 3 59 PM '97

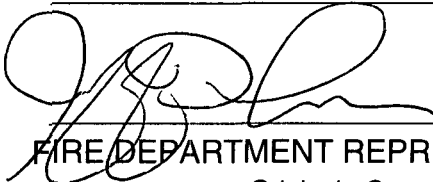
TO: **PLANNING AND DEVELOPMENT DEPT.**

PLANNING AND
DEVELOPMENT

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: A-15-97(A) WILLIAM T + MARY ALLAN

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

24 34/98

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/12/97
TO:	FIRE SERVICES FIRE PREVENTION METROPOLITAN POLICE DEPARTMENT — TRAFFIC BUSINESS ACTIVITY GEOGRAPHIC INFORMATION SYSTEMS	JEFF DONAHUE CARL PRUGE CONNIE WASHINGTON JERRY ROMERO
SUBJECT:	PETITION OF ANNEXATION	
APPLICANT:	WILLIAM T. AND MARY A. ALLAN, ET AL	
FILE NUMBER:	A-15-97(A)	

Please provide your comments regarding the subject Annexation Petition for property generally located on the southwest corner of Holly Avenue and Ferrell Street, Assessor's Parcel Number 139-20-401-008 and 012, containing approximately 6.00 acres of land, Ward 3 (Reese).

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 September 11, 1997 Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY: AUGUST 27, 1997

PLANNING COMMISSION MEETING: SEPTEMBER 11, 1997

ATTACHMENT:
Location map

*No Comment**Don Vilbert
Planning Office*

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

August 12, 1997

ANNEXATION TRANSMITTAL

Mr. Daniel Sinagra
Assignment Coordinator
Current Planning Division
500 South Grand Central Parkway
PO Box 551744
Las Vegas, Nevada 89155-1744

RE: ANNEXATION A-15-97(A)

Dear Mr. Sinagra:

An annexation request has been submitted to the City of Las Vegas on property located on the southwest corner of Holly Avenue and Ferrell Street, Assessor's Parcel Number 139-20-401-008 and 012, containing approximately 6.00 acres of land.

Please advise us of the present zoning for this property, as well as any resolutions of intent that have been approved, giving the zoning case number and date of expiration.

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

We would appreciate receiving this information at your earliest convenience as this item has been scheduled to be heard by the Planning Commission on September 11, 1997.

Very truly yours,

ROBERT S. GENZER
PLANNING SUPERVISOR

RSG:cc

Attachment: Location Map

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/12/97
TO:	FIRE SERVICES FIRE PREVENTION FIRE SERVICES ALARM OFFICE METROPOLITAN POLICE DEPARTMENT TRAFFIC BUSINESS ACTIVITY GEOGRAPHIC INFORMATION SYSTEMS	JEFF DONAHUE MELANIE DOBOSH CARL FRUGE CONNIE WASHINGTON JERRY ROMERO
SUBJECT:	PETITION OF ANNEXATION	
APPLICANT:	WILLIAM T. AND MARY A. ALLAN, ET AL	
FILE NUMBER:	A-15-97(A)	

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PLEASE RETURN BY: AUGUST 27, 1997

PLANNING COMMISSION MEETING: SEPTEMBER 11, 1997

ATTACHMENT:
Location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/12/97		
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">DEVELOPMENT COORDINATION ELECTRICAL SERVICES FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES</td><td style="width: 50%; vertical-align: top;">JOHN McNELLIS DONALD K. BEHUNIN RANDY FULTZ CHUCK TURK ED BYRGE DAVE McGONEGLE RITA LUMOS GLENN GRAYSON WALLY SIMPSON</td></tr></table>		DEVELOPMENT COORDINATION ELECTRICAL SERVICES FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	JOHN McNELLIS DONALD K. BEHUNIN RANDY FULTZ CHUCK TURK ED BYRGE DAVE McGONEGLE RITA LUMOS GLENN GRAYSON WALLY SIMPSON
DEVELOPMENT COORDINATION ELECTRICAL SERVICES FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	JOHN McNELLIS DONALD K. BEHUNIN RANDY FULTZ CHUCK TURK ED BYRGE DAVE McGONEGLE RITA LUMOS GLENN GRAYSON WALLY SIMPSON			
SUBJECT: PETITION OF ANNEXATION				
APPLICANT: WILLIAM T. AND MARY A. ALLAN, ET AL				
FILE NUMBER: A-15-97(A)				

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PLEASE RETURN TO JOHN McNELLIS BY: **AUGUST 27, 1997**

PLANNING COMMISSION MEETING: **SEPTEMBER 11, 1997**

ATTACHMENT:

1. Right-of-way (Map, Petition, Deed)
2. All others (Map)

INTER - OFFICE MEMORANDUM

AUGUST 12, 1997

TO:

ED BYRGE
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING AND DEVELOPMENT
DEPARTMENT
THERESA O'DONNELL, DIRECTOR *TS*
ROBERT S. GENZER, ACTING PLANNING MANAGER

SUBJECT:

ANNEXATION - A-15-97(A)

REQUEST FOR LEGAL DESCRIPTION
AND ACCURATE MAP

COPIES TO:

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

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

TAO:RSG:cc

Attachment:: Petition
Deed
Location Map

[NOTIFY] Z O N I N G A C T I O N S (1 OF 3)] <ZACT1]
CASE [A [15 [97] [] BZA-CC-PC-SUM (BCPS) [P] MEETING DATE [09/11/97]
ITEM # [] ACCEPTED [07/20/97] PUBLIC HEARING [N] BY [ITION]
EXISTING ZONES [N-U] [] ROI-> []
[] ROI-> []
NEW ZONE [] [] [] [] []
A P P L I C A T I O N R E Q U E S T
[A-15-97(A) - WILLIAM T & MARY A ALLAN ET.AL. - PETITION TO ANNEX PROPERTY]
[GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL ST.,]
[CONTAINING APPROXIMATELY 6.0 ACRES OF LAND, WARD 3 (REESE)..]
[]
[]
A P P L I C A N T PARCEL# [13920[401[008] MORE? [Y]
[WILLIAM T & MARY A ALLAN, ET AL] [ALLAN WILLIAM T & MARY A ETAL]
[7001 WITTIG] [7001 WITTIG]
[LAS VEGAS, NV 89131] [LAS VEGAS NV 89131-3416]
[] []
[PT SW4 SW4 SEC 20 20 61]
P R O P O S E D U S E []
[APARTMENTS.] []
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<110213459708151997A 0015
UPDATE [] NEW [] DELETE [] PRINT [] ZACT3 [] ZACT2 [] BACK []]

[NOTIFY] Z O N I N G A C T I O N S (2 OF 3)] <ZACT2]
CASE [A [15 [97] [] BZA-CC-PCOMM (BCP) [P] MEETING DATE [09/11/97]
ITEM # ACCEPTED 07/20/97 PUBLIC HEARING N]
A-15-97(A) - WILLIAM T & MARIAN ALLAN ET.AL. - PETITION TO ANNEAL PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL ST.,
CONTAINING APPROXIMATELY 6.0 ACRES OF LAND, WARD 3 (REESE)..

P R O P E R T Y L O C A T I O N

[SOUTHWEST CORNER OF HOLLY]
[AVENUE AND FERRELL STREET]
200 SCALE MAP# [M-20-7] SIZE [6.00] ACRES #LOTS [0]
MAP NAME []]
CC: [ARMAND FIORENZA] SUBD: [NONE.]
[3796 FLORRIE AVENUE] []
[LAS VEGAS, NV 89121] []
[] []
NOTICE: [NONE.]
[]
COMMENTS: [ADD'L APN: 139-20-401-012]
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ITEM # [ ] ACCEPTED [07/28/97] PUBLIC HEARING [N] BY [ITION]
EXISTING ZONES [N-U ] [ ] ROI-> [ ]
[ ] [ ] ROI-> [ ]
NEW ZONE [ ] [ ] [ ] [ ] [ ]
A P P L I C A T I O N   R E Q U E S T
[A-15-97(A) - WILLIAM T & MARY A ALLAN ET.AL. - PETITION TO ANNEX PROPERTY ]
[GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL ST., ]
[CONTAINING APPROXIMATELY 6.0 ACRES OF LAND, WARD 3 (REESE).. ]
[ ]
[ ]
A P P L I C A N T PARCEL# [13920[401[008] MORE? [Y]
[WILLIAM T & MARY A ALLAN, ET AL ] [ALLAN WILLIAM T & MARY A ETAL ]
[7001 WITTIG ] [7001 WITTIG ]
[LAS VEGAS, NV 89131 ] [LAS VEGAS NV 89131-3416 ]
[ ] [ ]
[PT SW4 SW4 SEC 20 20 61 ]
P R O P O S E D U S E [ ]
[APARTMENTS. ] [ ]
[ ] [ ]
[ ] [ ]
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ITEM # ACCEPTED 07/28 PUBLIC HEARING N]
A-15-97(A) - WILLIAM T & MARY A ALLAN ET.AL. - PETITION TO ANNEX PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HOLLY AVENUE AND FARRELL ST.,
CONTAINING APPROXIMATELY 6.0 ACRES OF LAND, WARD 3 (REESE)..

P R O P E R T Y L O C A T I O N

[SOUTHWEST CORNER OF HOLLY]
[AVENUE AND FERRELL STREET]
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CC: [ARMAND FIORENZA] SUBD: [NONE.]
[3796 FLORRIE AVENUE] []
[LAS VEGAS, NV 89121] []
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NOTICE: [NONE.]
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COMMENTS: [ADD'L APN: 139-20-401-012]
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PARCEL [139[20[401[008]THROUGH [] 125 7001 WITTIG
LAST UPDATE 06/03/97] ZIP 89106 LAS VEGAS NV 89131-3416
GEOGRAPHIC PT SW4 SW4 20 20 61 WARD [00] PT SW4 SW4 SEC 20 20 61
DOCUMENT # 92073000434-1-F 7/30/92
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ZONING [] []

SETBACKS: FRONT [] REAR [] SIDE [] CORNER []

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LAND USE CODE 1-10-7-0-0 CAPACITY 0 CONST YEAR 50 SIZE: 954 SQ FT

RESIDENTIAL SINGLE FAMILY RESIDENCE

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LAST UPDATE 06/03/97] ZIP LAS VEGAS NV 89131-3416
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DOCUMENT # 89030600669-1-F 3/06/89
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ZONING [] []

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PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 7/28/97

APPLICATION/PETITION FOR: Annexation
(Type of Action Requested)

Project Address (Location): Southwest Corner Holly Avenue & Ferrell Street
Proposed Use: _____ Assessor's Parcel No.: 139-20-401-008 & 012
Project Name: _____ Ward No.: _____
Existing General Plan: _____ Sixteenth Section: SW 1/4 of the SW 1/4 of Section: 20 Township: 20S Range: 61E
Proposed General Plan: _____ Existing Zoning: _____ Proposed Zoning: _____
Gross Acres: 6 +/- Lots/Units: _____ Density: _____ Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: Annexation

APPLICANT INFORMATION:

Property Owner(s): William T & Mary A. Allan ETAL Contact: _____
Address: 7001 Wittig
City: Las Vegas State: NV Zip: 89131 Tel: _____ Fax: _____
Applicant: Armand Fiorenza Contact: _____
Address: 3796 Florrie Avenue
City: Las Vegas State: NV Zip: 89121 Tel: 642-3638 Fax: 642-3292
Represented By: _____ Contact: _____
Address: _____
City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

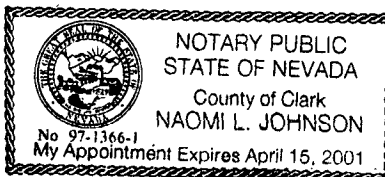
SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

William T. Allan Mary A. Allan

Subscribed and sworn before me this 5 day of August 19 97

Notary Public



FOR DEPARTMENT USE ONLY

Case No.: A-15-97

Meeting Date: 9-11-97

Date Accepted: 7/28/97

Accepted By: Cl. Bg.

Map No.: M-20-7

Total Fee(s): 0

Receipt No.: 0

July 28, 1997

Armand Fiorenza
3796 Florrie Av
Las Vegas, NV 89121

Theresa O'Donnell, Director
City of Las Vegas Department of Planning and Development

Madam Director:

I hereby , respectfully submit an application/petition form as required, seeking your approval to annex to the City of Las Vegas, approximately 6 acres of land, known as a portion of the SW ¼ of the SW ¼ of Section 20 T20S, R61E MDB & M Assessor's Parcel #139-20-401-008 and 139-20-401-012.

This land begs to become a taxpaying part of the City if for no more compelling reason than it is presently part of a small island of County land surrounded by a rapidly developmentally changing portion of the City.

My reason for this petition is driven by the area's activity and its need and ability to sustain the addition of moderately priced, multi family apartments which I hope to get approval to build on said annexed land.

This land falls under and within the City's most recent master plan and calls for high density zoning reflecting projects already approved for construction in the immediate area.

Annexation must be approved so that services only available through nearby City sources can be connected to allow further development and a higher use of this land.

Sincerely:


Armand Fiorenza
tel: 642 3638
encl: (2)

'GRANT, BARGAIN, SALE DEED'

THIS INDENTURE WITNESSETH: That WILLIAM THOMAS ALLAN, a married man, &
RUSSELL T. ALLAN, an unmarried man, and MARY LOU TURCOTTE & PAUL OCTAVE
TURCOTTE, husband & wife,
 for VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to WILLIAM THOMAS ALLAN, a married man,

all interest property situated in the _____ County of CLARK
 State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ASSESSOR'S PARCEL #300-200-017

THIS DEED IS EXECUTED AND RECORDED IN ORDER TO CORRECT THE CHAIN OF
 TITLE, WHICH IS CURRENTLY IN ERROR. THIS TRANSACTION DOES NOT CON-
 STITUTE A SALE.

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

Witness OUR hand & the 17th day of January, 1989

STATE OF NEVADA } ss.
 COUNTY OF CLARK }

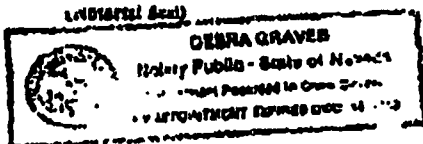
On March 6, 1989
 personally appeared before me, a Notary Public, _____
William Thomas Allan

who acknowledged that he executed the above
 instrument.

Signature _____
 (Notary Public)

William Thomas Allan
William Thomas Allan
Russell T. Allan
Mary Lou Turcotte
Paul Octave Turcotte

ESCROW NO. _____
 ORDER NO. _____ N/A
 WHEN RECORDED MAIL TO: _____
Mr. William Allan
7001 Wittig
Las Vegas, NV 89107



Post-it® Fax Note 7671		Date	# of Pages 70
To <u>Brian Nelson</u>	From <u>Betty</u>		
Co./Dept.	Co. <u>OLD REPUBLIC</u>		
Phone #	Phone #		
Fax # <u>732-9577</u>	Fax #		

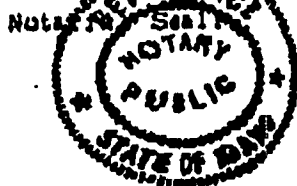
3 9 7 0 4 0 0 5 6 9

STATE OF Idaho
COUNTY OF Ada

On February 20, 1999, personally appeared before me, a Notary Public, RUSSELL T. ALAN, who acknowledged that he executed the above instrument.

Signature: [Signature]

Notary Public



STATE OF NEVADA

COUNTY OF CLARK

On March 6, 1989, personally appeared before me, a Notary Public, MARY LOU TURCOTTE and PAUL OCTAVE TURCOTTE, who acknowledged that they executed the above instrument.

Signature: [Signature]

(Notary Public)

Notarial Seal:

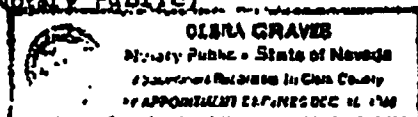


EXHIBIT "A"

That portion of the Southwest Quarter (SW4) of the Southwest Quarter (SW4) of Section 20, Township 20 South, Range 61 East, N.D.R. & N., described as follows:

Commencing at the Southeast corner of Sebec Acres, recorded in Book 2 of Plats at Page 28, Records of Clark County, Nevada, said point also being distant 647.60 feet North 0 17'36" East from the South line of said Section 20; thence North 0 17'36" East and along the East line of the said Southwest Quarter (SW4) of Southwest Quarter (SW4) a distance of 165.00 feet to THE TRUE POINT OF BEGINNING. Thence continuing South 0 17'36" East and along the East line of the said Southwest Quarter (SW4) of the Southwest Quarter (SW4) a distance of 91.25 feet to a point; thence North 89 44'54" West and parallel with the North line of the said Sebec Acres, a distance of 239.00 feet to a point; thence South 0 17'36" West and parallel with the East line of said Southwest Quarter of the Southwest Quarter (SW4) a distance of 91.25 feet to a point; thence South 89 44'54" East and parallel with the said North line of Sebec Acres, a distance of 239.00 feet TO THE TRUE POINT OF BEGINNING.

PRESERVING from the above described parcel of land, the right of way over the Easterly 20 feet thereof for road purposes.

Subject to:

Taxes, assessments of record, reservations, restrictions, easements, rights of way and conditions of record.

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

BOOK 2

82-04-01 15135 1991

BOOK 6.4384 INST. 08668

FEE 7.65 APTT. EX0003

[illegible]

[illegible]