

Planning & Development Department
Scanning Cover Sheet

Case No

A-17-88 *A*

APN

N/A

Location

LONE MOUNTAIN RD & CIMARRON RD

Applicant

John Venteau and Calvin V. Thorton

Subject

Proposal for Annexation



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 12, 1989

TO:

GEORGE OGILVIE
CITY ATTORNEY

FROM:

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

SUBJECT:

ANNEXATION A-17-88(A)
JOHN VENTEAU & CALVIN A. THOMPSON

COPIES TO:

Please take the necessary steps to remove the above referenced annexation from the first reading at the February 1, 1989 City Council agenda. The applicant will advise this office when this item is to be placed back on the agenda.

HPF:lm

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 9, 1989

TO:

Harold Foster, Director
Community Planning

FROM:

George F. Ogilvie
George F. Ogilvie,
City Attorney

SUBJECT:

Ordinance Request - Annexation
A-17-88(A)

COPIES TO:

Val Steed

PLANNING AND
JAN 10 1989
DEVELOPMENT

This will acknowledge receipt of your ordinance request memorandum dated December 30, 1988, regarding the above subject. This request has been assigned to Val Steed and he should have it completed no later than January 20, 1989, to be placed on the February 1, 1989, City Council agenda. If the urgency of this matter requires an earlier answer, or if you have any questions, please feel free to contact him.

GFO/ph

LAW OFFICES

JONES, JONES, CLOSE & BROWN
CHARTERED

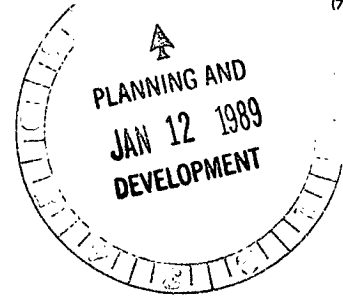
A PROFESSIONAL CORPORATION
SEVENTH FLOOR - VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-8026

TELEPHONE
(702) 385-4202
TELECOPIER
(702) 384-2276
(702) 383-0086

CLIFFORD A. JONES	WILLIAM A. PREZANT
HERBERT M. JONES	ROBERT D. MARTIN
MELVIN D. CLOSE	DOUGLAS M. COHEN
JOSEPH W. BROWN	JOHN E. LEACH
GARY R. GOODHEART	KEVIN R. STOLWORTHY
MICHAEL E. BUCKLEY	BRIAN E. HOLTHUS
WILL KEMP	MICHAEL B. WIXOM
KIRK R. HARRISON	MARK LERNER
DOUGLAS G. CROSBY	RICHARD F. HOLLEY
RICHARD F. JOST	PATRICIA J. CURTIS
J. RANDALL JONES	PAUL A. LEMCKE
CHARLES H. MCCREA, SR.	NIK SKRINJARIC

OF COUNSEL
LYLE RIVERA

January 11, 1989



Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Harold P. Foster, Director

Re: A-17-88 a petition for annexation

Dear Harold:

As you recall I directed a letter to your attention dated November 14, 1988 in regard to the above-captioned matter.

In that correspondence, I had suggested that the petition for annexation be delayed until approximately the middle of February 1989.

As there have been some further delays that have been brought to my attention, I would appreciate your leaving the matter off of the agenda until I get back in touch with you to request this being put on the agenda. At the present time, I am not sure when it would be expedient to have the matter come before the City Commissioners and, as it is getting close to the time when it will be necessary for you to put it on the agenda for the requested February date, I thought I would again correspond with you and let you know that it may not be ready for the hearing in the middle of February. I therefore request that it be further held until I notify you that it is ready for hearing.

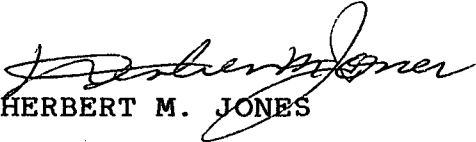
*DATES REQUESTED ARE OK. JONES
WILL APPEAR AT 2ND READING & ADV
FOR DATE OF EFFECTIVE DATE IF NEEDED.
D [Signature] 1/12 G 1/12*

Harold P. Foster, Director
January 11, 1989
Page 2

Thank you for any courtesy I may receive from you in this matter. I remain

Very truly yours,

JONES, JONES, CLOSE
& BROWN, CHARTERED



HERBERT M. JONES

HMJ:dgf/0588B

cc: John Venteau

AGENDA DOCUMENTATION

Date: January 10, 1989

TO:
The City CouncilFROM: Val Steed *Val Steed*
Deputy City AttorneySUBJECT: Bill No.
Annexation No. A-17-88(A)PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located at the northwest corner of Lone Mountain Road and Cimarron Road. The annexation process has now been completed in accordance with the NRS and the final date of annexation ((March 10, 1989) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-17-88(A)
Property Located:	At the northwest corner of Lone Mountain Road and Cimarron Road
Petitioned By:	John Venteau & Calvin V. Thornton c/o Baughman & Turner, Inc. 2325 W. Charleston Las Vegas, NV 89102
Acreage:	Approximately 26.7 acres
Zoned:	R-E (County zoning) R-E (City equivalent)

FISCAL IMPACT

None

RECOMMENDATIONS

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

Agenda Item

Bill No.

Ordinance No. _____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; DESIGNATING THE ZONING CLASSIFICATION(S) APPLICABLE TO SAID TERRITORY; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Annexation A-17-88(A))

Sponsored by:
Mayor Ron Lurie

Summary: Annexes property described generally as located at the northwest corner of Lone Mountain Road and Cimarron Road.

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

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

The Easterly 858 feet of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada

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

1 included within the boundaries of another incor-
2 porated city or within the boundaries of any unin-
3 corporated town as those boundaries existed as of
4 July 1, 1983;

5 D. The City of Las Vegas is eligible to annex the area
6 described in this report since the landowners have
7 signed a petition constituting one hundred percent
8 (100%) of the owners of record of individual lots
9 or parcels of land within the annexation area.

10 SECTION 3: The City of Las Vegas will provide police
11 protection through the Las Vegas Metropolitan Police Department,
12 fire protection, street maintenance, and library services imme-
13 diately upon annexation. Garbage collection by the company
14 franchised by the City will also be provided immediately. The
15 City sanitary sewer system will serve the proposed annexation
16 area. Any connection to or extension of this sewer line to serve
17 the annexation area shall be at the expense of the landowners.
18 Other services, such as participation in the City's recreational
19 programs, special education classes and programs, public works
20 planning, building inspections, and other City Hall services will
21 also be available immediately. Utilities such as gas, electri-
22 city, telephone, and water are provided by private utility com-
23 panies and other services to the area will not be affected by
24 annexation. Street paving, curbs and gutters, sidewalks and
25 street lights which are not in place at the time of annexation
26 will be installed in the presently developed areas upon the
27 request of the property owners and at their expense by means of
28 special assessment districts. Such improvements will be extended
29 into the undeveloped areas as development takes place and the
30 need therefor arises, and will be located according to the needs
31 of the area at that time. Such installations will also be made
32 at the expense of the property owners, either by means of special

1 assessment districts or as prerequisites to the approval of sub-
2 division plats or the issuance of building permits, re-zonings,
3 zone variances or special use permits.

4 SECTION 4: The annexation of said described territory
5 shall become effective on the 10th day of March, 1989, and on
6 such date the City of Las Vegas will have the funds appropriated
7 in sufficient amount to finance the extension into said described
8 territory of police protection, fire protection, street main-
9 tenance, street sweeping, and street lighting maintenance.

10 SECTION 5: Said described territory, together with the
11 inhabitants and property thereof, shall, from and after the 10th
12 day of March, 1989, be subject to all debts, laws, ordinances and
13 regulations in force in the City of Las Vegas and shall be
14 entitled to the same privileges and benefits as other parts of
15 said City, and shall be subject to municipal taxes levied by the
16 City of Las Vegas, Nevada.

17 SECTION 6: The City Engineer of the City of Las Vegas,
18 Nevada, is hereby instructed to cause to be prepared an accurate
19 map or plat of said described territory and to record the same,
20 together with a certified copy of this ordinance in the office of
21 the County Recorder of Clark County, Nevada, which said recording
22 shall be done prior to the 10th day of March, 1989.

23 SECTION 7: The said described territory, which hereto-
24 fore has been zoned R-E (County of Clark classification), is
25 hereby classified as R-E (City of Las Vegas classification),
26 which is deemed to be the City equivalent of said County classi-
27 fication.

28 SECTION 8: If any section, subsection, subdivision,
29 paragraph, sentence, clause or phrase in this ordinance or any
30 part thereof, is for any reason held to be unconstitutional, or
31 invalid or ineffective by any court of competent jurisdiction,
32 such decision shall not affect the validity or effectiveness of

1 the remaining portions of this ordinance or any part thereof.
2 The City Council of the City of Las Vegas hereby declares that it
3 would have passed each section, subsection, subdivision,
4 paragraph, sentence, clause or phrase thereof irrespective of the
5 fact that any one or more sections, subsections, subdivisions,
6 paragraphs, sentences, clauses or phrases be declared unconstitu-
7 tional, invalid or ineffective.

8 PASSED, ADOPTED and APPROVED this ____ day of
9 _____, 1989.

10 APPROVED:

11
12 By _____
RON LURIE, Mayor

13 ATTEST:

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15 _____
KATHLEEN M. TIGHE, City Clerk
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1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the ____ day of ____, 1989,
3 and referred to the following committee composed of ____
4 ____ and ____ for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the ____ day of ____, 1989, which was
7 a ____ meeting of said Council; that at said
8 ____ meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": _____

12 VOTING "NAY": _____

13 ABSENT: _____

14

15 APPROVED:

16

17 By _____
18 RON LURIE, Mayor

19 ATTEST:

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21

22 KATHLEEN M. TIGHE, City Clerk

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CITY OF LAS VEGAS
ORDINANCE REQUEST MEMORANDUM

December 30, 1988
DATE

TO: CITY MANAGER	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT OF ORDINANCE: A-17-88(A) JOHN VENTEAU & CALVIN A. THORNTON	APPROVED TO FORWARD: CITY MANAGER DATE:
SPONSOR:	DATE TO CITY ATTORNEY:
DATE:	DATE TO SUBMITTING DEPT:

INTER-OFFICE MEMORANDUM

December 30, 1988

TO:

GEORGE OGILVIE
CITY ATTORNEY

FROM:

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

SUBJECT:

ANNEXATION A-17-88(A)
JOHN VENTEAU & CALVIN A. THORNTON

COPIES TO:

ROBERT S. GENZER

Please prepare an ordinance with an effective date of March 10, 1989 for the subject annexation. This annexation is under the alternate annexation provision provided for by NRS 268.597. This annexation is at the request of the property owner who is contemplating the development of a subdivision on this parcel.

The annexation area is generally located at the northwest corner of Lone Mountain Road and Cimarron Road, containing approximately 26.7 acres of land. The County zoning is R-E. The City's equivalent will be R-E.

Please send us a copy of the ordinance when it is completed. It is requested that the first reading of this ordinance be scheduled for February 1, 1989 with a final reading on March 1, 1989 City Council meetings.

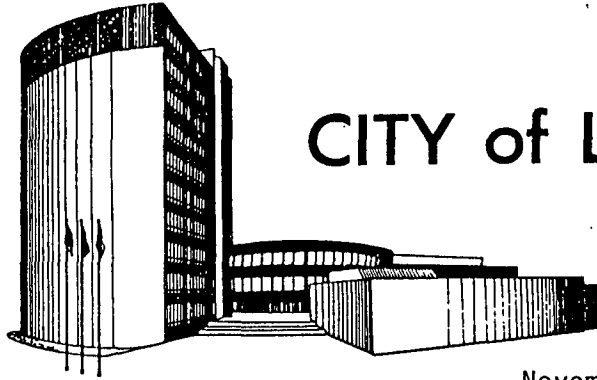
HPF:lm

Attachment

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 18, 1988

Messrs. John Venteau and Calvin V. Thornton
c/o Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: A-17-88(A) - PETITION OF ANNEXATION

Gentlemen:

Your Petition for Annexation of property located on the northwest corner of Lone Mountain Road and Cimarron Road, containing approximately 26.7 acres, was considered by the Planning Commission on November 10, 1988.

The Planning Commission unanimously voted to recommend APPROVAL.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh



AGENDA

City of Las Vegas

November 10, 1988

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*10. ANNEXATION - A-17-88(A)

Applicant: JOHN VENEAU AND CALVIN
V. THORNTON
Application: Petition of Annexation
Location: Northwest corner of Lone
Mountain Road and Cimarron
Road
Size: 26.7± Acres

STAFF RECOMMENDATION: APPROVAL

PROTESTS; N/A

Hudgens -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee excused)

CHAIRMAN JOHNSTON stated this
is a consent item.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 28, 1988

John Venteau and Calvin V. Thornton
c/o Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: A-17-88(A) - PETITION OF ANNEXATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 10, 1988. This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

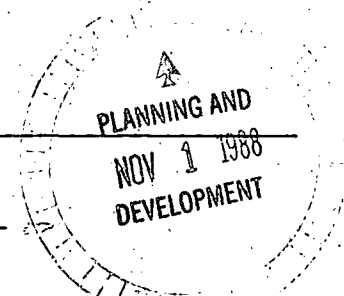


TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *Ed Hunkeler*

SUBJECT: **A-17-88 (A)**

DATE: 10/28/88



- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

No OBJECTIONS

*K with
Schedule effective
date of Ord. accordingly*

CLIFFORD A. JONES
HERBERT M. JONES
MELVIN D. CLOSE
JOSEPH W. BROWN
GARY R. GOODHEART
MICHAEL E. BUCKLEY
WILL KEMP
KIRK R. HARRISON
DOUGLAS G. CROSBY
RICHARD F. JOST
J. RANDALL JONES

CHARLES H. MCCREA, SR.
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OF COUNSEL
LYLE RIVERA

LAW OFFICES
JONES, JONES, CLOSE & BROWN
CHARTERED

A PROFESSIONAL CORPORATION
SEVENTH FLOOR - VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6026

TELEPHONE
(702) 385-4202
TELECOPIER
(702) 384-2276
(702) 383-0886

November 14, 1988

Department of Community Planning
and Development
401 So. Fourth St., 2nd Flr.
Las Vegas, NV 89101

Attention: Harold P. Foster,
Director

Re: A-17-88(a) PETITION FOR ANNEXATION

Dear Harold:

Pursuant to my telephone conversation with you in regard to the above-captioned petition for annexation, I wish to make the following request.

Harold, I had a discussion with the engineer who prepared the Petition for Annexation and he has informed me that it would be desirous for the annexation to be delayed until approximately the middle of February 1989. Based on his recommendation, I respectfully request that the hearing on the ordinance be processed in such a manner that the annexation become final around the middle of February.

I will keep in contact with you in regard to this matter so that if there is any reason for trying to expedite it earlier than the middle of February, I will let you know.

Thank you very much for any consideration you may give me in regard to this matter. I remain

Very truly yours,

JONES, JONES, CLOSE
& BROWN, CHARTERED

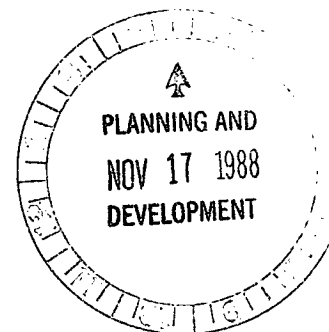
Herbert M. Jones
HERBERT M. JONES

RENO OFFICE: 1 EAST LIBERTY, SUITE 614 • RENO, NEVADA 89501-2110

HMJ:dgf/0505B

TELEPHONE (702) 348-0880 TELECOPIER (702) 786-1354

cc: John Venteau



INTER-OFFICE MEMORANDUM

Date

October 28, 1988

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

PUBLIC WORKS
SURVEY DIVISION

SUBJECT:

John Vonteau, Etal
A-17-88(A)

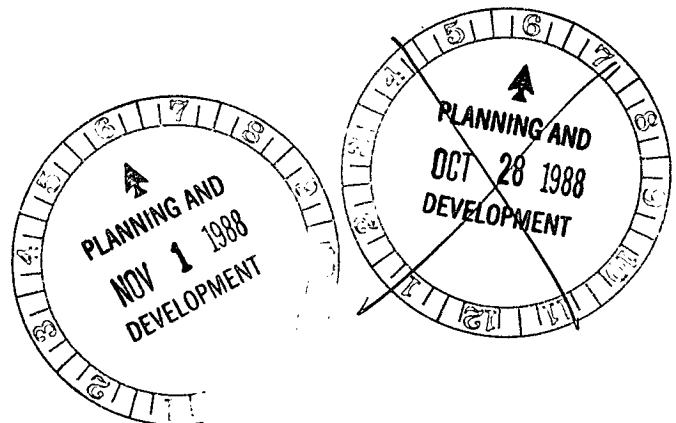
COPIES TO:

City Engineer
Engineering Planning
Land Development
Survey

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

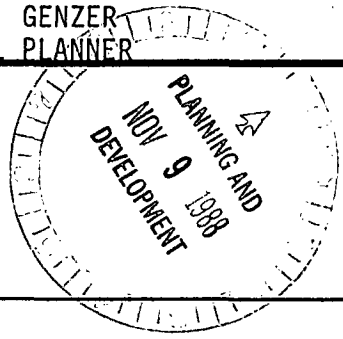
C.D. Peterson
C.D. Peterson, R.L.S.

CDP:ld



INTER-OFFICE MEMORANDUM

October 18, 1988

TO:	PUBLIC WORKS (ED BYRGE) FIRE SERVICES (RICK LAZENBY) FIRE SERVICES, ALARM OFFICE (ANN VILBERT) METROPOLITAN POLICE DEPT. (TRAFFIC) ELECTRICAL SERVICES (GEORGE FERRIS)	FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR ROBERT S. GENZER PRINCIPAL PLANNER
SUBJECT:	ANNEXATION - A-17-88(A) SUBMITTED BY - JOHN VENTEAU AND CALVIN V. THORNTON	COPIES TO:	

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

northwest corner of Lone Mountain Road and Cimarron Road

containing approximately 26.7 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 November 10, 1988 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

No Comment

HPF:RSG:gm

Attachments:
Location Map

Public Works:
Location Map
Deed
Petition

Ann Vilbert
Fire Alarm Office
11-9-88

INTER-OFFICE MEMORANDUM

October 18, 1988

TO: ED BYRGE DEPARTMENT OF PUBLIC WORKS (4TH FLOOR)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR 6✓ ROBERT S. GENZER PRINCIPAL PLANNER
SUBJECT: ANNEXATION - A-17-88(A) JOHN VENTEAU AND CALVIN V. THORNTON	COPIES TO:

Please check the attached survey map provided by the applicant for accuracy and that it is in proper form for recording.

Please provide a proper legal description for the above referenced annexation.

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

HPF:RSG:

Attachment: Survey Map (2 copies)

No. 88-10-29

**CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS**

**RIGHT OF WAY
LEGAL DESCRIPTION**

Tax Parcel No. _____

Document No. _____

Vesting A-17-88(A)

Section SW 1/4, Sec. 33, T.19S., R.60E., M.D.M.

Street/Subdivision _____

Requested eb Written bb Checked jd Proofread bb & jd
10-26-88 10-26-88

The Easterly 858 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 33, Township 19, Range 60 East, M.D.M., in the County of Clark, State of Nevada.

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

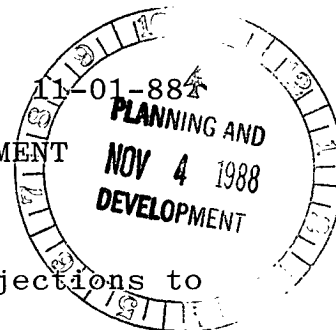
MEMORANDUM

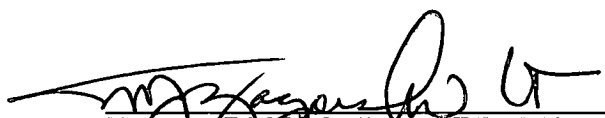
Date: 11-01-88

To : ROBERT GENZER - COMMUNITY PLANNING & DEVELOPMENT

Subject : ANNEXATION - A-17-88(A)

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




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

MJZ:cs

INTER-OFFICE MEMORANDUM

October 18, 1988

TO: PUBLIC WORKS (ED BYRGE) FIRE SERVICES (RICK LAZENBY) FIRE SERVICES, ALARM OFFICE (ANN VILBERT) METROPOLITAN POLICE DEPT. (TRAFFIC) ELECTRICAL SERVICES (GEORGE FERRIS)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR ROBERT S. GENZER PRINCIPAL PLANNER
SUBJECT: ANNEXATION - A-17-88(A) SUBMITTED BY - JOHN VENTEAU AND CALVIN V. THORNTON	COPIES TO:

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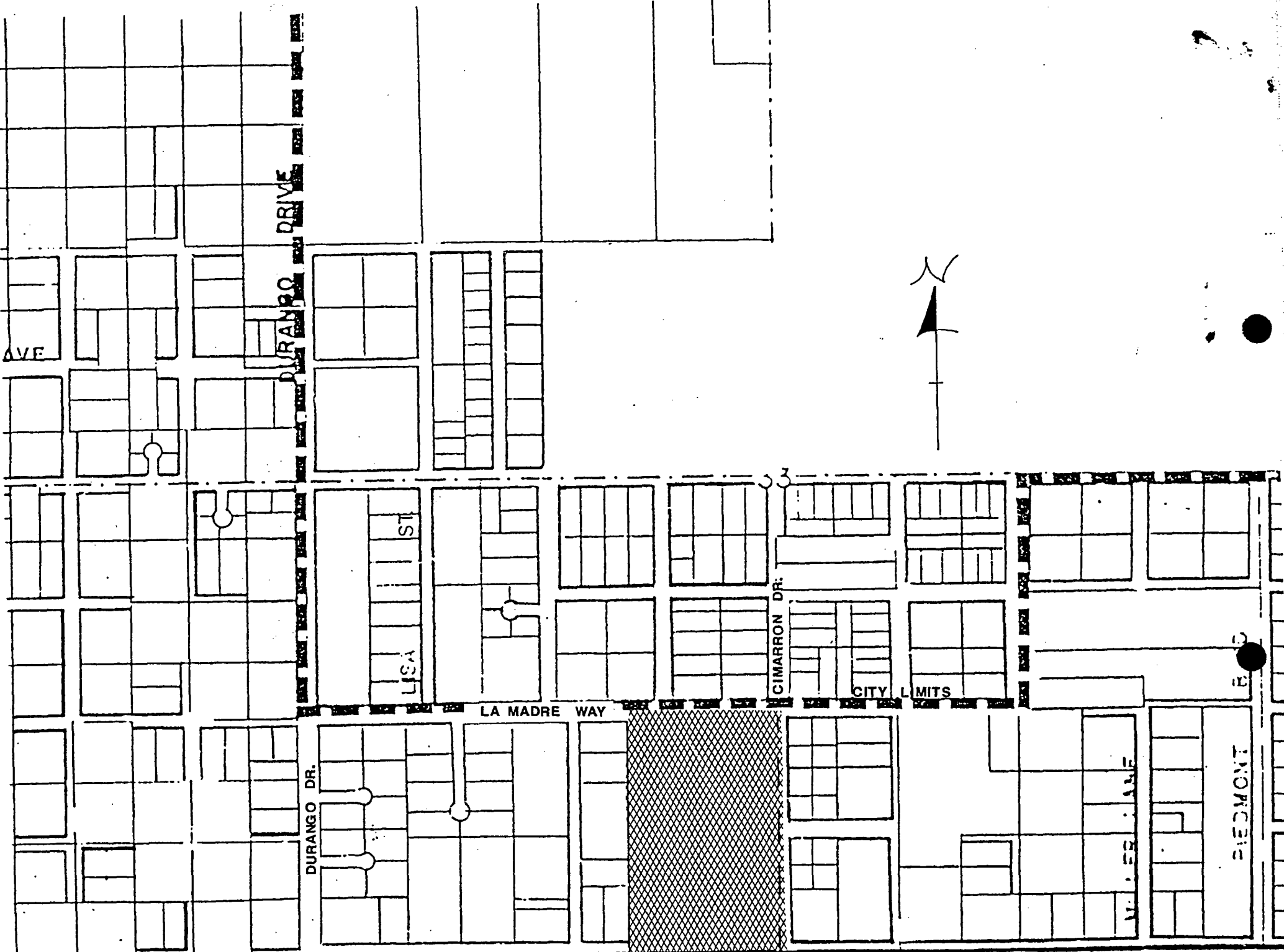
In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the November 10, 1988 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

HPF:RSG:gm

Attachments:
Location Map

Public Works:
Location Map
Deed
Petition

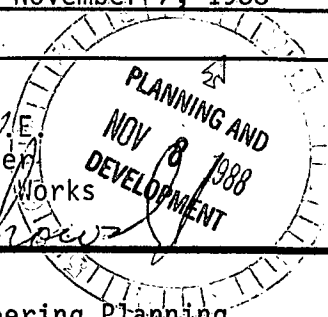


LONE MOUNTAIN RD.

← A-17-RR(A)

INTER-OFFICE MEMORANDUM

November 7, 1988

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Charles Kajkowski, P.E. City Planning Engineer Department of Public Works 
SUBJECT: COMMENTS RE: A-17-88(A) Venteau Thornton	COPIES TO: John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)

- 1. No objections to annexation.
- 2. Prior to development rights-of-way will be required.
- 3. Upon development off-site improvements will be required.



Department of
Comprehensive Planning

Zoning Division

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

October 28, 1988

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

RE: A-17-88(A)

Dear Mr. Genzer:

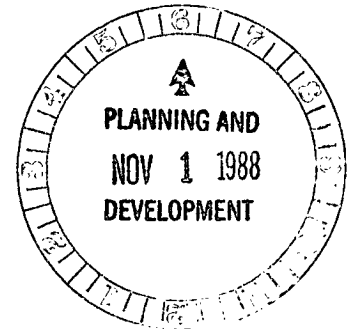
This is to verify that the above-referenced annexation area is presently zoned R-E (Rural Estates Residential) District. At this time there are no applications for rezoning.

Sincerely,

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

JOYCE AVERY
Sr. Zoning Specialist

JA/km



INTER-OFFICE MEMORANDUM

October 18, 1988

TO: PUBLIC WORKS (ED BYRGE) FIRE SERVICES (RICK LAZENBY) FIRE SERVICES, ALARM OFFICE (ANN VILBERT) METROPOLITAN POLICE DEPT. (TRAFFIC) ELECTRICAL SERVICES (GEORGE FERRIS)	FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT HAROLD P. FOSTER, DIRECTOR ROBERT S. GENZER PRINCIPAL PLANNER
SUBJECT: ANNEXATION - A-17-88(A) SUBMITTED BY - JOHN VENTEAU AND CALVIN V. THORNTON	COPIES TO:

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

northwest corner of Lone Mountain Road and Cimarron Road

containing approximately 26.7 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 November 10, 1988 Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference.

HPF:RSG:gm

Attachments:
Location Map

Public Works:
Location Map
Deed
Petition

INTER-OFFICE MEMORANDUM

October 18, 1988

TO: ED BYRGE
DEPARTMENT OF PUBLIC WORKS (4TH FLOOR)

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

GV ROBERT S. GENZER
PRINCIPAL PLANNER

SUBJECT: ANNEXATION - A-17-88(A)
JOHN VENTEAU AND CALVIN V. THORNTON

COPIES TO:

Please check the attached survey map provided by the applicant for accuracy and that it is in proper form for recording.

Please provide a proper legal description for the above referenced annexation.

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

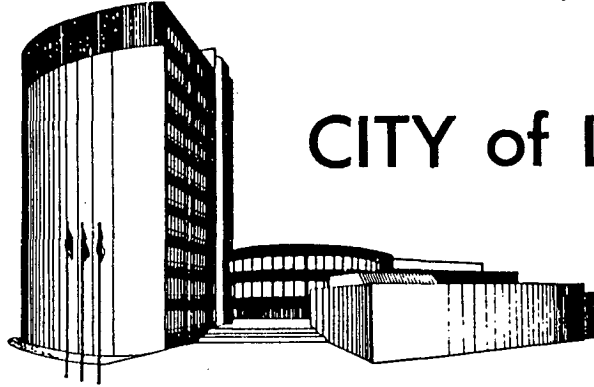
HPF:RSG:

Attachment: Survey Map (2 copies)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

ANNEXATION TRANSMITTAL

Mr. Greg Borgel, Zoning Coordinator
Clark County Department of
Building and Zoning
401 South Fourth Street
Las Vegas, Nevada 89101

RE: ANNEXATION A-17-88(A)

Dear Mr. Borgel:

An annexation request has been submitted to the City of Las Vegas on property generally located at the northwest corner of Lone Mountain Road and Cimarron Road.

containing approximately 26.7 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.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

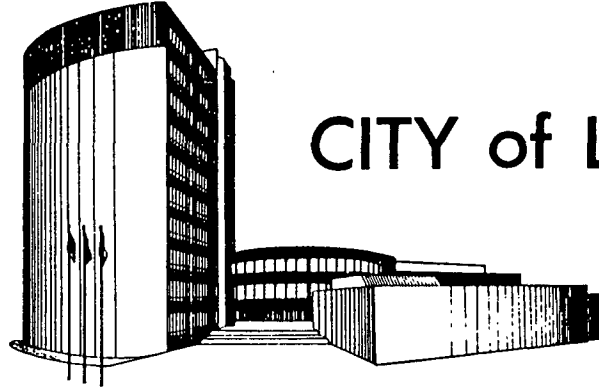
Attachment: Location Map



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 18, 1988

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

RE: ANNEXATION A-17-88(A)

Dear Ms. Neiry:

Attached is a location map for a new annexation request, A-17-88(A) submitted by John Venteau and Calvin V. Thornton.

We are forwarding this for your information only, as per your request.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

HPF:RSG:gm

Attachment: Location Map

cc: Karen Larson
Town Services Office



PETITION FOR ANNEXATION

RECEIVED

OCT 25 11 41 AM '88

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

and

BOARD OF COUNCILMEN OF THE CITY OF LAS VEGAS, NEVADA

CITY CLERK

Sandi R. LeBrey

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 QUITCLAIM DEED

NO. OF ACRES TO BE ANNEXED: 26.7 acres

GENERAL LOCATION OF ANNEXATION AREA: the west side of Cimarron Street
between Lone Mountain Road and La Madre Avenue.

Respectfully submitted,

NAME (Print)

SIGNATURE:

John Venteau

John Venteau

c/o Baughman & Turner, Inc.
ADDRESS: 2325 W. Charleston

TELEPHONE #: 870-8771

Las Vegas, NV 89102

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

A copy of the Deed of Ownership is required.

HAN:jk

500-740-001

A-17-88(A)

Order No. _____

Escrow No. _____

WHEN RECORDED, MAIL TO:

R.P.T.T. EXEMPT #3

Space above this line for recorder's use

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

JOHN VENTEAU, an unmarried man

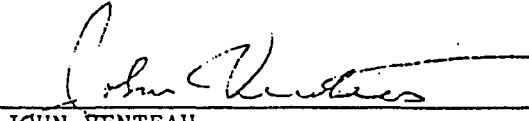
do(es) hereby RELEASE AND FOREVER QUITCLAIM to

JOHN VENTEAU, an unmarried man as to an undivided 2/3 interest and CALVIN V. THORNTON,
an unmarried man as to an undivided 1/3 interest

all the right, title, and interest of the undersigned in and to the real
property situate in the County of Clark, State of Nevada,
described as follows:

The Easterly 858 Feet of the South half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section
33, Township 19 South, Range 60 East, M.D.B. & M.

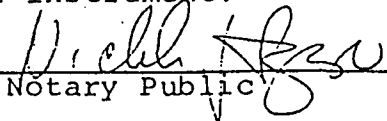
Dated April 27, 1988.


JOHN VENTEAU

STATE OF ~~NEVADA~~,)
County of Nassau) : ss.

On John Venteau personally
appeared before me, a Notary Public,
John Venteau

who acknowledged that he executed
the above instrument.


Notary Public

NICHOLAS J. IZZO
Notary Public, State of New York
No. 30-4781758
Qualified in Nassau County
Commission Expires Feb. 28, 1990

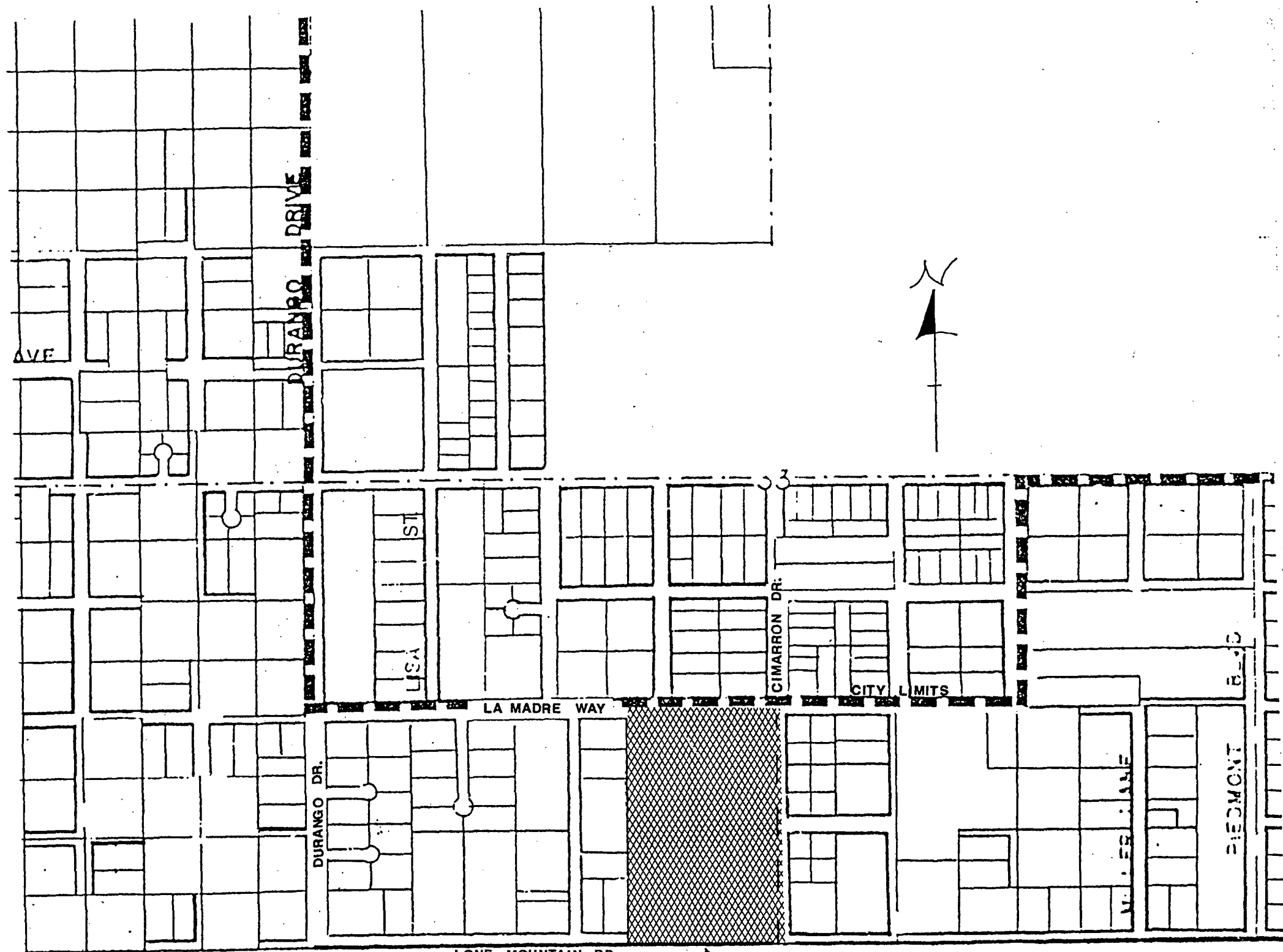
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

J VENTEAU

05-03-88 09:07 VS1 1
BOOK: 880503 INST: 00319

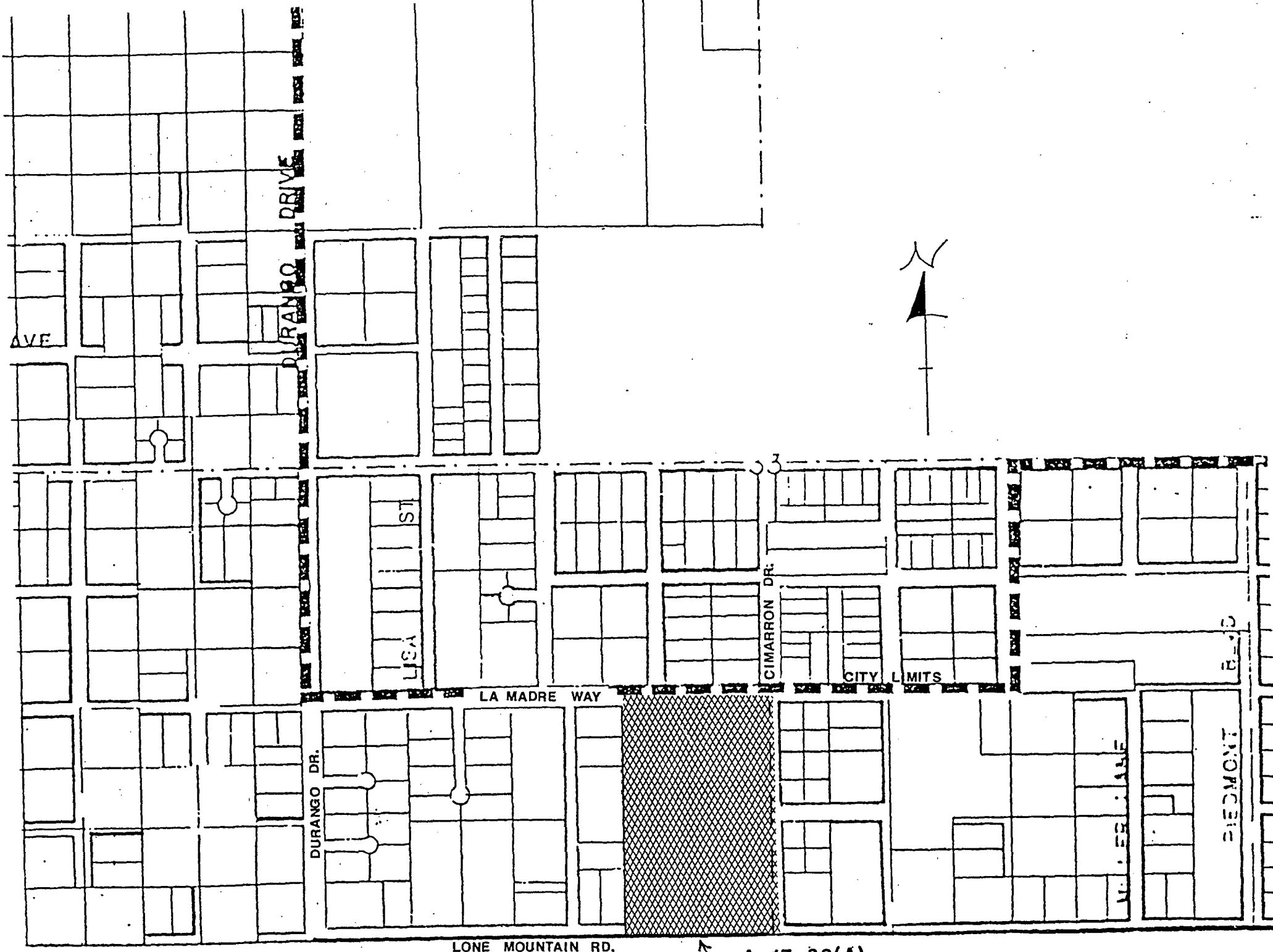
FEE: 5.00 RPTT: EX#003
DEED

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL



LONE MOUNTAIN RD.

↖ A-17-88(A)



LONE MOUNTAIN RD.

↖ A-17-88(A)

PARCEL 500-740-001 TAX DISTRICT- 125 DOCUMENT- 880503:00319 DATE- 05/03/88
 -----ASSESSOR DESCRIPTION----- (2) OWNER----- MULTI- 1 VST- NS
 PT SE4 SW4 SEC 33-19-60 VENTEAU JOHN 2/3
 THORNTON CALVIN V 1/3
 P O BOX 184
 GLENHEAD NY 11545

GEO ID- PT SE4 SW4 SEC 33 19 60
 LOCATION ADDRESS-
 COMMENT-
 SUBDIVISION REFERENCE-
 UPDATE BATCH- A-107-175-90 05/09/88 APPRAISED- 87-88 88-89 CURRENT
 LAST UPDATE DATE- 05/09/88 290090 290090 290090
 ACRES LAND IMP PERS EXEMPT GROSS TOTAL
 1987-88 101530 0 0 N/A 101530
 1988-89 26.71 101530 0 0 0 101530
 LAND ACRES VALUE -IMPROVEMENT- --PERSONAL-- GROSS- 101530
 01 26.71 101530 CODE VALUE CDE VALUE EXEMPT- 0
 (C-073-88) 0 0

LYF- 1.000 TYF- 1.000
 PCL5 500-740- PCL 500-740-001 CL4 500-740-0011085

