

Recordation Memo



Separator Sheet

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5 CERTIFIED AS A TRUE COPY

6 *Wesley Darling*
7 *Chief Deputy* CITY CLERK, CITY OF LAS VEGAS
NEVADA *6 pgs 2/28/08*
8
9

10 BILL NO. 2008-7

11 ORDINANCE NO. 5969

12 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
13 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
14 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
15 CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-25478)

16 Sponsored by: Councilman Larry Brown

Summary: Annexes property described
generally as located on the west side of
Rainbow Boulevard, approximately 580
feet south of the Lone Mountain Road
alignment.

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

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

22 That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter
23 (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., in
24 County of Clark, State of Nevada, being LOT 34, LOT 35, LOT 36, LOT 37
25 and LOT 38 in Block 2 of BRIDLE PATH ESTATES as shown on Book 6
26 of Plats, Page 99 of Clark County, Nevada Records, together with the
adjacent half street right of way of RAINBOW BOULEVARD (50.00 feet
wide as measured from centerline thereof) and the adjacent half width of the
20.00 foot wide back alley described as follows:

27 COMMENCING at the northeast quarter corner of said Section 3; thence
28 along the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter
(NE 1/4) of said Section 3, same being the centerline of said RAINBOW
BOULEVARD, South 00°31'52" West 571.21 feet to the POINT OF

1 BEGINNING; thence continuing along said east line, South 00°31'52" West
2 590.50 feet; thence departing said east line and along the easterly projection
3 of the south line of said LOT 34, North 89°28'08" West 350.00 feet to the
4 centerline of said 20 foot wide back alley; thence along the centerline of said
back alley, North 00°31'52" East 590.50 feet; thence along the westerly
projection of the north line of said LOT 38, South 89°28'08" East 350.00 feet
to the POINT OF BEGINNING.

5 BASIS OF BEARINGS: North 00°31'52" East being the east line of Section
6 3, Township 20 South, Range 60 East, M.D.M., as shown on Book 1 of Plats,
Page 46 of Clark County, Nevada Records.

7 Prepared by:
8 Brian Yu, PLS
9 Public Works, City of Las Vegas,
731 S. Fourth Street,
Las Vegas, NV 89101
10 byu@lasvegasnevada.gov

11 SECTION 2: The City Council hereby determines that the described territory
12 meets the requirements provided by law for annexation to the City for the following reasons:

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

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

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

20 D. The City is eligible to annex the described territory since the
21 landowners have signed a petition constituting one hundred percent (100%) of the owners
22 of record of individual lots or parcels of land within the annexation area.

23 SECTION 3: The City will provide police protection through the Las Vegas
24 Metropolitan Police Department, fire protection, street maintenance, and library services
25 immediately upon annexation. Garbage collection by the company franchised by the City
26 will also be provided immediately. The City sanitary sewer system will serve the proposed
27 annexation area. Any connection to or extension of this sewer line to serve the annexation
28 area shall be at the expense of the landowners. Other services, such as participation in the

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3 such as gas, electricity, telephone, and water are provided by private utility companies and
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10 at the expense of the property owners, either by means of special assessment districts or as
11 prerequisites to the approval of subdivision plats, building permits or other land use or
12 development applications.

13 SECTION 4: The annexation of the described territory shall become
14 effective on the 29th day of February, 2008, and on that date the City will have the funds
15 appropriated in sufficient amount to finance the extension into the described territory of
16 police protection, fire protection, street maintenance, street sweeping, and street lighting
17 maintenance.

18 SECTION 5: The described territory, together with the inhabitants and
19 property thereof, shall, from and after the 29th day of February, 2008, be subject to all debts,
20 laws, ordinances and regulations in force in the City and shall be entitled to the same
21 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
22 levied by the City.

23 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
24 an accurate map or plat of the described territory and to record the map or plat, together with
25 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
26 Nevada, which recording shall be done prior to the 29th day of February, 2008.

27 SECTION 7: The described territory, which previously has been zoned R-E
28 (County of Clark classification), is hereby classified as U (O) (City of Las Vegas

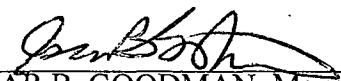
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2 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
3 clause of phrase in this ordinance or any part thereof, is for any reason held to be
4 unconstitutional, or invalid or ineffective by any court of competent jurisdiction,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

11 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
12 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
13 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

14 PASSED, ADOPTED and APPROVED this 20TH day of FEBRUARY,
15 2008.

16 APPROVED:

17
18 By 
OSCAR B. GOODMAN, Mayor

19 ATTEST:

20 
21 BEVERLY K. BRIDGES, CMC
City Clerk

22 APPROVED AS TO FORM:

23  1-23-08
24 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 6th day of February, 2008, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 20th day of February,
4 2008, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Wolfson,
8 Tarkanian, Ross and Barlow

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12 APPROVED:

13 
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R-E

R-E

**SUBJECT
PROPERTY**

R-E

R-E

BLVD

RAINBOW

CITY LIMIT

4650

16

R-3

12

17

RED COACH

AVE

CITY LIMIT

0 30 60 Feet

CASE: ANX-25478



1 A.P.N. 138-03-510-009
2 138-03-510-010
3 138-03-510-011
4 138-03-510-012
5 138-03-510-013

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8 *Chief Deputy*
9 CITY CLERK, CITY OF LAS VEGAS
10 NEVADA *6 pgs 2/28/08*

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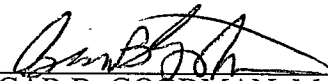
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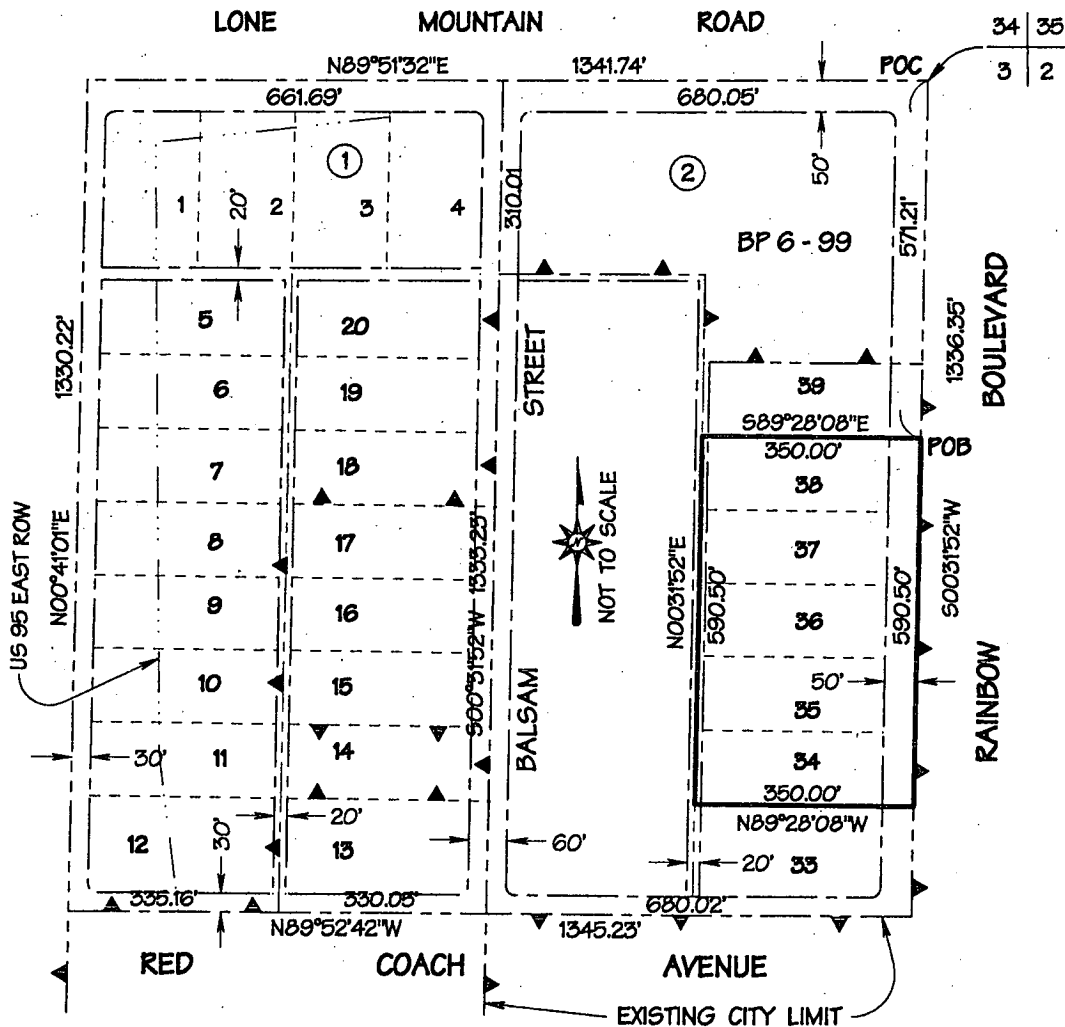
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18 WHEN RECORDED PLEASE MAIL TO:
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20 Planning and Development Department
21 731 South Fourth Street
22 Las Vegas, Nevada 89101
23
24
25
26

PORTION OF THE NE 1/4, NE 1/4, SEC 3, T20S, R60E, M.D.M.,



ANX-25478 (AREA = 206,677 SQUARE FEET OR 4.745 ACRES)

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 5969

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON BOOK 6 OF PLATS, PAGE 99 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

1 A.P.N. 138-03-510-009
2 138-03-510-010
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6 CERTIFIED AS A TRUE COPY

7 *Cheryl D. ...*
8 CITY CLERK, CITY OF LAS VEGAS
9 NEVADA 6/28/08

10 **ORIGINAL**

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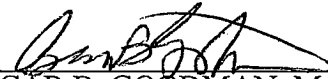
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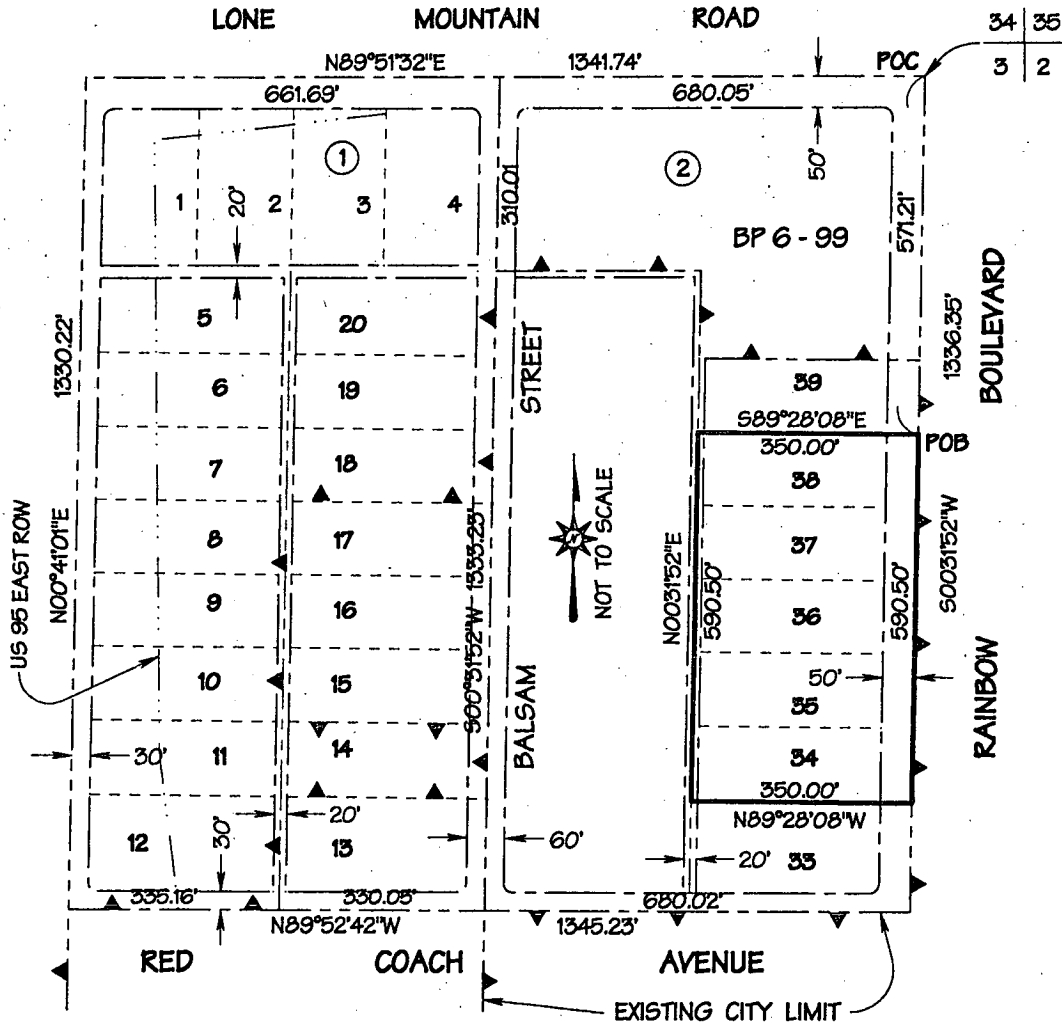
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Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
02/28/2008 14:39:05 T20080034295
Book/Instr: 20080228-0003182
Ordinance Page Count: 6
Fees: \$19.00 N/C Fee: \$0.00

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Clark County Recorder

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18 ORDAIN AS FOLLOWS:

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

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23 (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., in
24 County of Clark, State of Nevada, being LOT 34, LOT 35, LOT 36, LOT 37
25 and LOT 38 in Block 2 of BRIDLE PATH ESTATES as shown on Book 6
26 of Plats, Page 99 of Clark County, Nevada Records, together with the
adjacent half street right of way of RAINBOW BOULEVARD (50.00 feet
wide as measured from centerline thereof) and the adjacent half width of the
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28 along the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter
(NE 1/4) of said Section 3, same being the centerline of said RAINBOW
BOULEVARD, South 00°31'52" West 571.21 feet to the POINT OF

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Page 46 of Clark County, Nevada Records.

7 Prepared by:
8 Brian Yu, PLS
9 Public Works, City of Las Vegas,
731 S. Fourth Street,
Las Vegas, NV 89101.
10 byu@lasvegasnevada.gov

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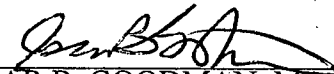
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14 PASSED, ADOPTED and APPROVED this 20TH day of FEBRUARY,
15 2008.

16 APPROVED:

17 By 
18 OSCAR B. GOODMAN, Mayor

19 ATTEST:

20 
21 BEVERLY K. BRIDGES, CMC
City Clerk

22 APPROVED AS TO FORM:

23  1-23-08
24 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
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7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Wolfson,
8 Tarkanian, Ross and Barlow

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10 EXCUSED: None

11 ABSTAINED: None

12 APPROVED:

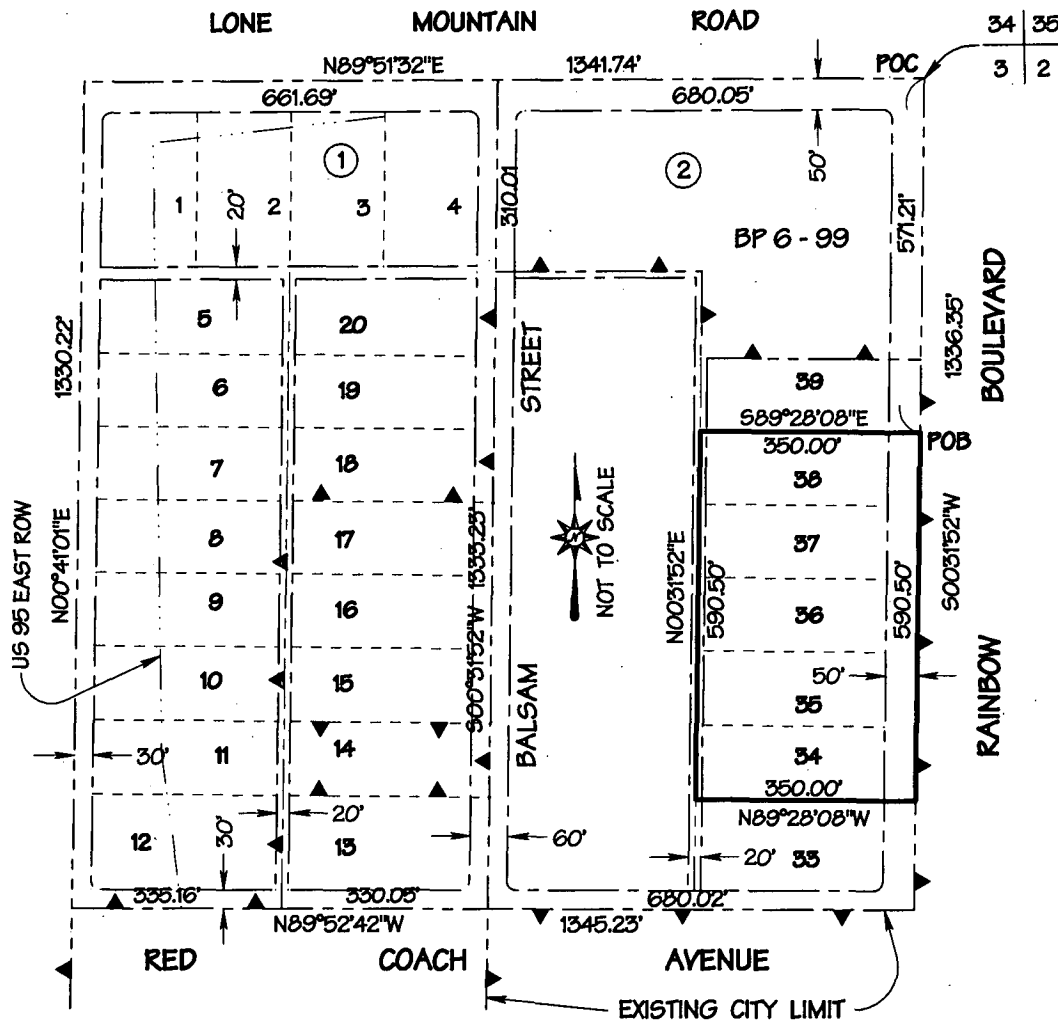
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18 WHEN RECORDED PLEASE MAIL TO:
19 FLINN FAGG
20 Planning and Development Department
21 731 South Fourth Street
22 Las Vegas, Nevada 89101
23
24
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26

PORTION OF THE NE 1/4, NE 1/4, SEC 3, T20S, R60E, M.D.M.,



ANX-25478 (AREA = 206,677 SQUARE FEET OR 4.745 ACRES)

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No.

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON BOOK 6 OF PLATS, PAGE 99 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

1 A.P.N. 138-03-510-009
2 138-03-510-010
3 138-03-510-011
4 138-03-510-012
5 138-03-510-013

6 CERTIFIED AS A TRUE COPY

7 *Chief Dep*
8 *Wesley Darling*
9 CITY CLERK, CITY OF LAS VEGAS
10 NEVADA *6 pgs 2/28/08*

Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
02/28/2008 14:39:05 T20080034295
Book/Instr: 20080228-0003182
Ordinance Page Count: 6
Fees: \$19.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

COPY

BILL NO. 2008-7

ORDINANCE NO. 5969

11 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
12 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
13 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
14 CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-25478)

15 Sponsored by: Councilman Larry Brown

Summary: Annexes property described
generally as located on the west side of
Rainbow Boulevard, approximately 580
feet south of the Lone Mountain Road
alignment.

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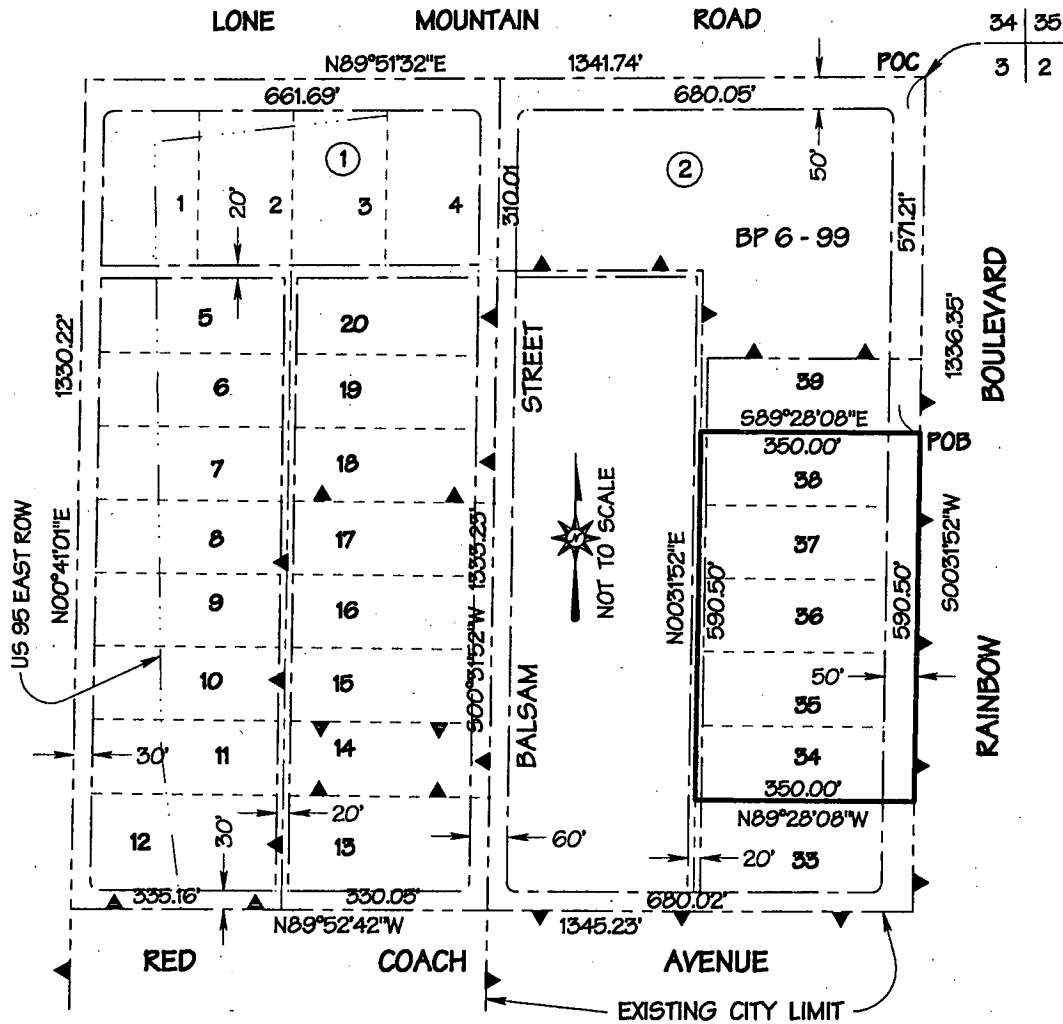
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PORTION OF THE NE 1/4, NE 1/4, SEC 3, T20S, R60E, M.D.M.



ANX-25478 (AREA = 206,677 SQUARE FEET OR 4.745 ACRES)

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 5969

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1 A.P.N. 138-03-510-009
2 138-03-510-010
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6 CERTIFIED AS A TRUE COPY

7 *Wesley Darling*
8 CITY CLERK, CITY OF LAS VEGAS
9 NEVADA *6 pgs 2/28/08*

Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
02/28/2008 14:39:05 T20080034295
Book/Instr: 20080228-0003182
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Fees: \$19.00 N/C Fee: \$0.00

Debbie Conway
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10 **COPY**

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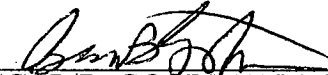
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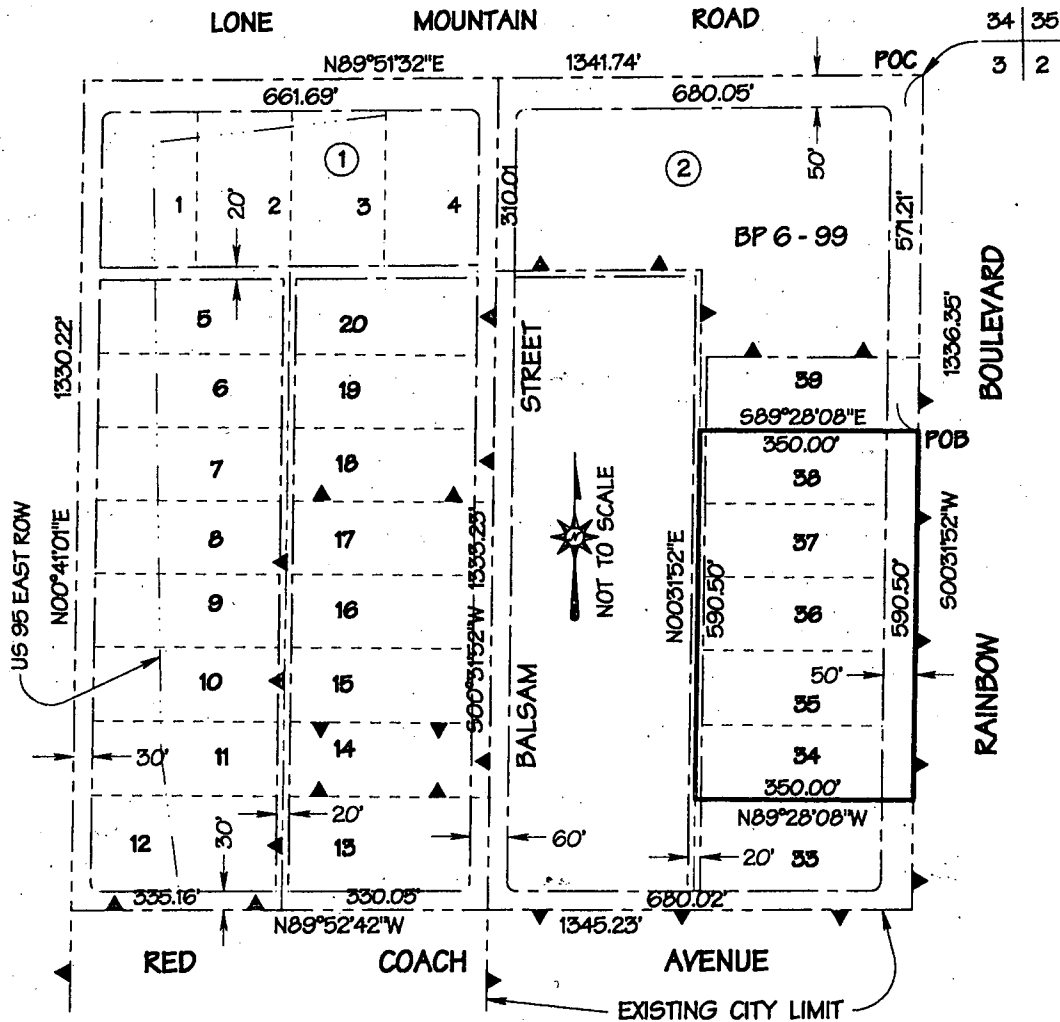
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ANX-25478 (AREA = 206,677 SQUARE FEET OR 4.745 ACRES)

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 59169

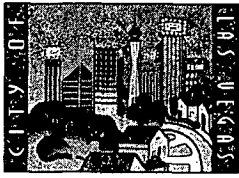
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Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 21, 2007

Mr. Kevin Kraft
Mr. Fred Lessman
Kraft Family Trust
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: ANX-25478 - ANNEXATION

Dear Messers Kraft and Lessman:

Your petition to Annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013), Ward 4 (Brown), was considered by the Planning Commission on December 20, 2007.

The Planning Commission 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.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Italy, LLC
PO Box 750187
Las Vegas, Nevada 89133

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89074

Mr. Fred Lessman
Azarshah Trust, et al
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Department of Taxation
1550 East College Parkway, Suite 115
Carson City, Nevada 89706

Re: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for ANX-25478 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is February 20, 2008.

The annexation area consists of approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment.

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

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Annexation Ordinance #5969
2. Accurate Map

cc: City Clerk
(w/Annexation Ordinance & Location Map)

Mayor
Oscar B. Goodman

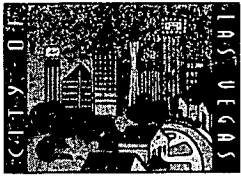
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
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City Manager
Douglas A. Selby



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www.lasvegasnevada.gov

March 3, 2008

Mr. Kevin Kraft
Mr. Fred Lessman
Kraft Family Trust
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Applicant:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A copy of Annexation Ordinance #5969 is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

Annexation Ordinance #5969

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

cc: Italy, LLC
P.O. Box 750187
Las Vegas, Nevada 89133

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89074

Mr. Fred Lessman
Azarshah Trust, et al
3225 South Rainbow Blvd., Ste. #206
Las Vegas, Nevada 89146



PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Bureau of Land Management
Las Vegas District Office
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130

Attn: Real Estate Specialist

RE: Annexation ANX-25478

Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Southwest Gas Corporation, LVC-435
Mr. James Ensley, tax accountant
PO Box 98510
Las Vegas, NV 89193-8510

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Ensley:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

Mayor
Oscar B. Goodman

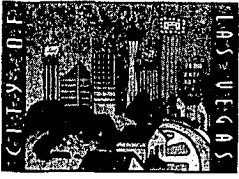
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Southwest Gas Corporation
Crayton Jones, Director, Service Planning
P. O. Box 98512
Las Vegas, Nevada 89193-8512

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Jones:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

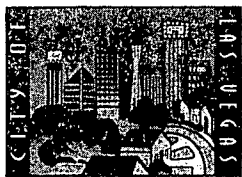
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Fred Gryczkowski
Clark County
Geographic Information System
P. O. Box 551761
Las Vegas, Nevada 89155

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Gryczkowski:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

cc: Mr. Nalliah Rajah, Manager
Clark County Dept of Public Works
Administration & Programs Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Senior GIS Analyst
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

Clark County Business License Bureau
500 Grand Central Parkway
Las Vegas, Nevada 89155

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Zane Burgeson
Clark County Assessor's Office
Mapping Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Burgeson:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

Mayor
Oscar B. Goodman

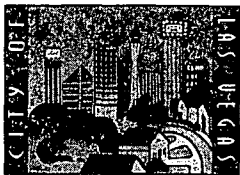
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Nevada Power Company
P. O. Box 230-Mail Station 94B
Las Vegas, Nevada 89151
Attn: Pricilla Raudenbush

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Ms. Raudenbush:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance #5969

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Ms. Sandy Holley
Sprint Central Telephone-Nevada
330 South Valley View Boulevard
Las Vegas, Nevada 89152

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Ms. Holley:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map and a copy of Annexation Ordinance #5969 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

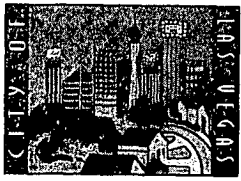
City Manager
Douglas A. Selby

Attachment:

1. Location Map
2. Annexation Ordinance #5969



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Larry Norman
Cox Communications
121 South Martin L. King Boulevard
Las Vegas, Nevada 89106

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Norman:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Robert Kneesel
Republic Services
P. O. Box 98508
Las Vegas, Nevada 89193

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Kneesel:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Jeffery J. Jensen, P.E.
Clark County Public Works, Construction Division
7361 W. Charleston Blvd, Suite 130
Las Vegas, Nevada 89117-1576

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Mr. Jensen:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:
Location Map

Mayor
Oscar B. Goodman

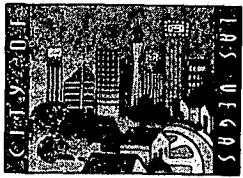
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

MBIA Media Specialists
Attn: AED Department
7335 N. Palm Buff Drive
Fresno, CA 93711

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:
Location Map

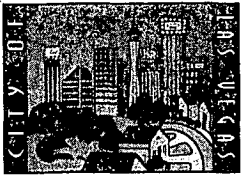
Mayor
Oscar B. Goodman

City Council
Gary Reese
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Sprint Telephone Company – Network Planning
330 S. Valley View Blvd.
NVLSVB0227
Las Vegas, NV 90152

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

To Whom It May Concern:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:
Location Map

cc: See Next Page

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



March 3, 2008
Annexation: ANX-25478
Page Two

AT & T Wireless Service
10000 Goethe Road
Sacramento, CA 95827

ALLTELL Communications, Inc.
Attn: Property Management Department
One Allied Drive, B2F02-A
Little Rock, AR 72202

M C I Telecommunications
1133 19th Street NW
Washington, DC 20006

March 4, 2008

INTER-OFFICE MEMORANDUM

TO:

BUSINESS SERVICES: SUE PECKMAN
FIRE SERVICES: JEFF DONAHUE
PUBLIC WORKS: RIGHT OF WAY (ED BYRGE)
LAND DEVELOPMENT SERVICES (LUCIEN PAET)
STREET DIVISION (JERRY WALKER)
TRAFFIC ENGINEERING (VICTOR BOLANOS)
SEWER SERVICES (KELLIE ALLEN)

FROM:

FLINN FAGG
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT:

ANNEXATION ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

COPIES TO:

BART ANDERSON, PUBLIC WORKS (map only)
TOM WILKING, TRAFFIC ENGINEERING FIELD OPERATIONS (map only)
NEVA EVANS, ELECTRICAL SERVICES (map only)

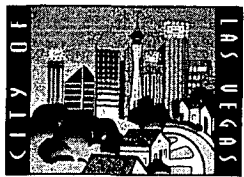
Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008. A location map and a copy of Annexation Ordinance ANX-25478 are attached for your reference.

FF:nl

Attachment:

1. Location Map
2. Annexation Ordinance ANX-25478

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 15, 2007

ANNEXATION TRANSMITTAL

Clark County
Current Planning Division
500 South Grand Central Parkway
PO Box 551744
Las Vegas, Nevada 89155-1744

RE: ANNEXATION **ANX-25478**
PROPERTY OWNER: **ITALY LLC, KRAFT FAMILY, LP, RED RAINBOW, LLC, JSW REAL ESTATE, LLC & AZARSHAH TRUST**

Dear Sirs:

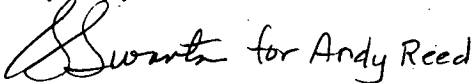
An annexation request has been submitted to the City of Las Vegas for property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013).

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. Also, please include the conditions of approval for any actions on this property.

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 DECEMBER 20, 2007. When ready, please fax to Melissa Hays at 474-7463.

Very truly yours,


Andrew P. Reed, AICP, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

Attachment: Location Map

cc: Ms. Rosanne Jones
Clark County Commission Division
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1601

Mr. Jeffery J. Jensen, P.E.
Clark County Public Works - Construction Division
5051 Paradise Road
Las Vegas Nevada 89119

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

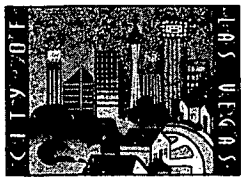


Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

December 7, 2007

Mr. Kevin Kraft
Mr. Fred Lessman
Kraft Family Trust
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: ANX-25478 - ANNEXATION

Dear Messers Kraft and Lessman:

Please be advised the City Planning Commission at its regular meeting on **December 20, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, December 14, 2007** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Italy, LLC
PO Box 750187
Las Vegas, Nevada 89133

Mr. Fred Lessman
Azarshah Trust, et al
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89074

Mayor
Oscar B. Goodman

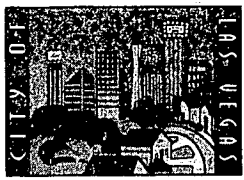
City Council
Gary Reese
(Mayor Pro Tem)

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Lois Tarkanian
Steven D. Ross
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City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 3, 2008

Mr. Kevin Kraft
Mr. Fred Lessman
Kraft Family Trust
8331 Las Lomas Way
Las Vegas, Nevada 89129

RE: Annexation ANX-25478
Parcel Number: 138-03-510-009; 138-03-510-010; 138-03-510-011; 138-03-510-012 & 138-03-510-013

Dear Applicant:

Please be advised that one parcel of land containing approximately 3.94 acres, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, was annexed to the city of Las Vegas effective February 20, 2008.

A copy of Annexation Ordinance #5969 is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:nl

Attachment:

Annexation Ordinance #5969

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

cc: Italy, LLC
P.O. Box 750187
Las Vegas, Nevada 89133

Mr. Fred Lessman
Azarshah Trust, et al
3225 South Rainbow Blvd., Ste. #206
Las Vegas, Nevada 89146

Mr. Bill Roberts
2524 Dornoch Lane
Henderson, Nevada 89074



Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 20, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ANX-25478

Desert Greens HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Sandpiper Golf Villas HOA

Turning Point Community HOA

Woodcrest Village HOA

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ANNEXATION****Report Date**

11/14/2007 02:42 PM

Submitted By

Page 1

A/P # 25478 **Type** ANX **Issued Date** **Issued By****Parcel** 13803510009**Location****Owner** ITALY LLC
Phone ()592-3529 x
Address PO BOX 750187
LAS VEGAS NEVADA 89133
Country ☐ Foreign**Applicant's Full Name** ITALY LLC**Day Phone** ()592-3529 x**Fax****Address** PO BOX 750187
LAS VEGAS NEVADA
89133**Pager****Fees****PROCESSING FEE**

300.00

Total Paid

300.00

Declared Value 0.00
Calculated Value 0.00
Actual Value 0.00**Type of Work****Square Footage** 3.95 ACRE**Comments**ANX-25478 - ANNEXATION - OWNER/APPLICANT: ITALY LLC, KRAFT FAMILY LP, RED RAINBOW LLC, JSW REAL ESTATE LLC & AZARSHAH TRUST -
Petition to annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment
containing approximately 3.94 acres (APN 138-03-510-009;010;011;012;013), Ward 4(Brown).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK

Baran
2007 NOV 13 A 11:37

Application/Petition For: ANNEXATION
Project Address (Location) RAINBOW / RED COACH
Project Name RAINBOW / RED COACH Proposed Use _____
Assessor's Parcel #(s) 138-03-510-011 Ward # 4
General Plan: existing _____ proposed _____ Zoning: existing R-E proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.77 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER KRAFT FAMILY LP Contact KEVIN KRAFT
Address 8331 LAS LOMAS WY. Phone: 592-3529 Fax: _____
City LAS VEGAS State NV. Zip 89129

APPLICANT KRAFT FAMILY LP Contact FRED LEGGSMAN
Address 8331 LAS LOMAS WY. Phone: 592-3529 Fax: _____
City LAS VEGAS State NV. Zip 89129

REPRESENTATIVE BILL ROBERTS ct _____
Address 2524 DORNOCH LANE Phone: 635-6939 Fax: 914-2780
City HENDERSON State NV. Zip 89044

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name KEVIN KRAFT GEN. PARTNER

Subscribed and sworn before me

This 5 day of November, 2007

[Signature]
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ANX - 25478
Meeting Date: 12/20/07
Total Fee: \$ 300
Date Received*: 11/6/07
Received By: Romeo

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK

2007 NOV 13 A 11:38

Application/Petition For: ANNEXATION
 Project Address (Location) RAINBOW/ RED COACH
 Project Name RAINBOW/ RED COACH Proposed Use _____
 Assessor's Parcel #(s) 138-03-510-012 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.81 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER AZARSHAH TRUST Contact FRED LESSMAN
 Address 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89141

APPLICANT AZARSHAH TRUST Contact FRED LESSMAN
 Address 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89141

REPRESENTATIVE BILL ROBERTS ct _____
 Address 2524 DORNICH LANE Phone: 635-6939 Fax: 914-2780
 City HENDERSON State NV. Zip 89044

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

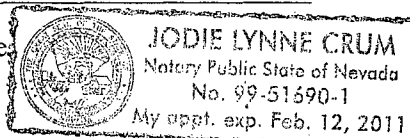
Print Name SHAHAM AZARBAYJAN

Subscribed and sworn before me

This 1st day of November, 20 07

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ANX-25478
 Meeting Date: 12/20/07
 Total Fee: \$300
 Date Received: 11/6/07
 Received By: Romeo

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
 Project Address (Location) RAINBOW/RED COACH
 Project Name RAINBOW/RED COACH Proposed Use _____
 Assessor's Parcel #(s) 138-03-510-013 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.81 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER SHAHRAM AZARBAYJAN Contact FRED LEGGSMAN
 Address 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89146

APPLICANT SHAHRAM AZARBAYJAN Contact FRED LEGGSMAN
 Address 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV. Zip 89146

REPRESENTATIVE ROLL ROBERTS ct _____
 Address 2524 DORNICH LANE Phone: 635-6939 Fax: 914-2780
 City HENDERSON State NV. Zip 89044

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

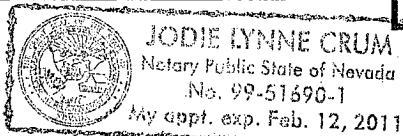
Print Name SHAHRAM AZARBAYJAN

Subscribed and sworn before me

This 1st day of November, 20 07

Jodie Lynne Crum

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-25476</u>
Meeting Date:	<u>12/20/07</u>
Total Fee: \$	<u>300</u>
Date Received:*	<u>11/6/07</u>
Received By:	<u>Romeo</u>

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
 Project Address (Location): RAINBOW / RED COACH
 Project Name: RAINBOW / RED COACH Proposed Use: _____
 Assessor's Parcel #(s): 138-03-510-012/013 Ward #: 4
 General Plan: existing _____ proposed _____ Zoning: existing B-E proposed _____
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: 0.81/0.81 Lots/Units: _____ Density: _____
 Additional Information: _____

RED RAINBOW, LLC

PROPERTY OWNER JSW REAL ESTATE, LLC Contact: FRED LESSMAN
 Address: 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City: LAS VEGAS State: NV. Zip: 89146

APPLICANT RED RAINBOW, LLC / JSW REAL ESTATE, LLC Contact: FRED LESSMAN
 Address: 3225 S. RAINBOW BLVD. #206 Phone: 592-3529 Fax: _____
 City: LAS VEGAS State: NV. Zip: 89146

REPRESENTATIVE BILL ROBERTS ct: _____
 Address: 2524 DORNOCH LANE Phone: 635-1939 Fax: 914-2780
 City: HENDERSON State: NV. Zip: 89044

Property Owner Signature: [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

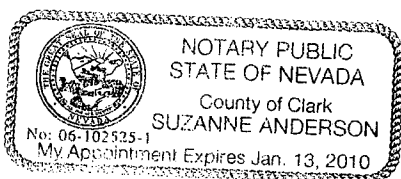
Print Name: FRED LESSMAN / JARED WEISS

Subscribed and sworn before me

This 9 day of November, 2007.

Suzanne Anderson Clerk, NV.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-25478</u>
Meeting Date:	<u>12/20/07</u>
Total Fee:	<u>\$ 300</u>
Date Received:*	<u>11/09/07</u>
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

CITY CLERK

Deary
2007 NOV 13 A 11:37

Application/Petition For: ANNEXATION
 Project Address (Location) RAINBOW / RED COACH
 Project Name RAINBOW / REDCOACH Proposed Use _____
 Assessor's Parcel #(s) 138-03-510-010, 009 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.78 / 0.78 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER ITALY, LLC Contact FRED LESSMAN
 Address P.O. BOX 750187 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV Zip 89133

APPLICANT ITALY, LLC Contact FRED LESSMAN
 Address P.O. BOX 750187 Phone: 592-3529 Fax: _____
 City LAS VEGAS State NV Zip 89133

REPRESENTATIVE BILL ROBERTS ct _____
 Address 2524 DORNOCH LANE Phone: 125-1839 Fax: 914-2780
 City HENDERSON State NV Zip 89044

Property Owner Signature* *Craig Brooksby*

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Craig Brooksby

Subscribed and sworn before me

This 2nd day of November, 20 07

Kimberly Wojnar

Notary Public in and for said County and State



NOTARY PUBLIC
 County of Clark, State of Nevada
 KIMBERLY WOJNAR
 No. 06-102832-1
 My Appointment Expires Jan. 31, 2010

FOR DEPARTMENT USE ONLY

Case # ANX-25478
 Meeting Date: 12/20/07
 Total Fee: \$300
 Date Received: 11/6/07
 Received By: Romero

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



Separator Sheet

WJR
Consulting Services, LLC
Land Acquisition & Development Services

October 31, 2007

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-6301
Fax: (702) 474-7463

RE: REQUEST FOR ANNEXATION - APN: 138-03-510-009, 010, 011, 012, 013

To Whom It May Concern:

We at Azarshah Trust, Azarbayjan Shahram, ITALY, LLC & Kraft Family LP, would like to formally request that the subject property be annexed into the City of Las Vegas city limits.

The sole purpose for this request would allow us to proceed with the rezoning for a commercial use which will then allow for future development of said property as noted herein. We respectfully request your approval of this request to annex the said property into the City of Las Vegas.

If you have any questions, please feel free to call me at (702) 635-6939

Sincerely,

Bill Roberts

WJR Consulting Services, LLC
2524 Dornoch Lane
Henderson, NV 89044
Ph: (702) 635-6939
Fax: (702) 914-2780
Email: billykingmanaz@yahoo.com

ANX-25478
12/20/07 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-25478** APN: **138-03-510-010**

Name of Property Owner: **ITALY, LLC**

Name of Applicant: **ITALY, LLC**

Name of Representative: **BILL ROBERTS**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____



Signature of Property Owner: _____



Print Name: _____

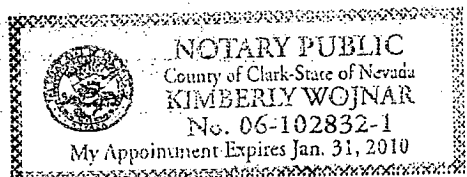
Craig Brooksby

Subscribed and sworn before me

This 2nd day of November, 2007

Kimberly Wojnar

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-25478** APN: **138-03-510-012**

Name of Property Owner: **AZARSHAH TRUST**

Name of Applicant: **AZARSHAH TRUST**

Name of Representative: **BILL ROBERTS**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

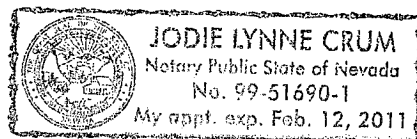
Signature of Property Owner: _____

Print Name: **SHAHRAM AZARBAYJAN**

Subscribed and sworn before me

This **1st** day of **Nov.**, 20**07**

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-25478** APN: **138-03-510-013**

Name of Property Owner: **SHAHRAM AZARBAYJAN**

Name of Applicant: **SHAHRAM AZARBAYJAN**

Name of Representative: **BILL ROBERTS**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

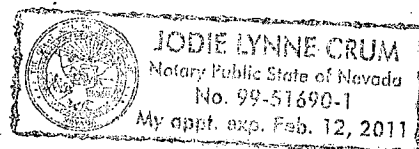
Signature of Property Owner: _____

Print Name: **SHAHRAM AZARBAYJAN**

Subscribed and sworn before me

This **1st** day of **November**, 20 **07**

Jodie Lynne Crum
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-25478** APN: 138-03-510-012, 013

Name of Property Owner: RED RAINBOW, LLC & JSW REAL ESTATE, LLC

Name of Applicant: RED RAINBOW, LLC & JSW REAL ESTATE, LLC

Name of Representative: BILL ROBERTS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

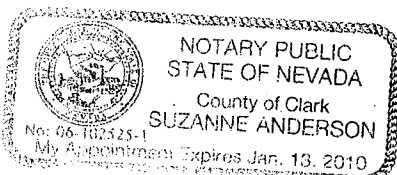
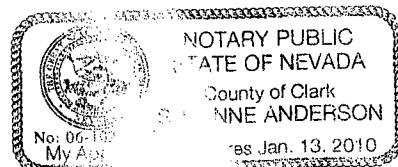
Print Name: FRED LESSMAN / JARED WEISS

Subscribed and sworn before me

This 9 day of Nov, 20 07

Suzanne Anderson Carl M

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-25478** APN: **138-03-510-011**

Name of Property Owner: **KRAFT FAMILY LP**

Name of Applicant: **KRAFT FAMILY LP**

Name of Representative: **BILL ROBERTS**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

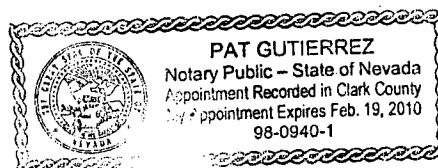
Signature of Property Owner: _____

Print Name: **KEVIN KRAFT GEN. PARTNER**

Subscribed and sworn before me

This **5** day of **November**, 20**07**

Notary Public in and for said County and State



Deed



Separator Sheet

20060117-0004065

Fee: \$16.00 RPTT: \$1,275.00
W/C Fee: \$0.00

09/17/2006 15:45:41

T20060009798

Requestor:
FIRST AMERICAN TITLE COMPANY OF N

Frances Deane ADF
Clark County Recorder Pgs: 4

A.P.N.: 138-03-510-012
File No: NCS-187938-HHLV (js)
R.P.T.T.: \$1,275.00

When Recorded Mail To: Mail Tax Statements To:

Azarshah Trust
3225 S. Rainbow Blvd., #206
Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Edward N. DeMayo, a married man as his sole and separate property

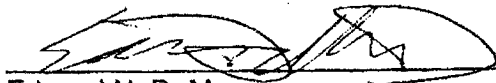
do(es) hereby **GRANT, BARGAIN and SELL** to
Shahram Azarbayjan, Trustee of the Azarshah Trust, dated January 29, 2002
as to an undivided 22.50% interest and Red Rainbow, LLC, a Nevada limited
liability company as to an undivided 51.786% interest and JSW Real Estate
Investments, LLC, a Nevada limited liability company as to an undivided
25.714% interest the real property situate in the County of Clark, State of
Nevada described as follows:
See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights,
if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

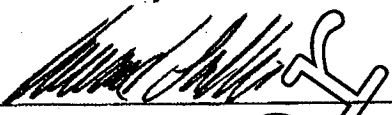
Date: 09/13/2005

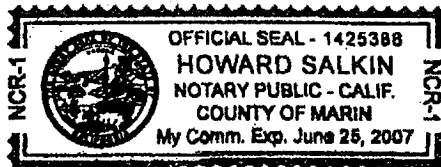

Edward N. DeMayo

COPY

STATE OF CALIFORNIA)
COUNTY OF MARIN : ss.

This instrument was acknowledged before me on 9/19/05 by
Edward N. DeMayo.


Notary Public
(My commission expires: 6/25/07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 13, 2005** under Escrow No. **NCS-187938-HHLV**.

ASSES

EXHIBIT "A"

**LOT 35 IN BLOCK 2 OF BRIDLE PATH ESTATES, AS SHOWN BY MAP THEREOF ON FILE
IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.**

ASSESSOR'S

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 138-03-510-012
b)
c)

2. Type of Property
a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobil Home
☐ Other

3. Total Value/Sales Price of Property \$ 250,000.00
Deed In Lieu of Foreclosure Only (Value of property) \$n/a
Transfer Tax Value \$ 250,000.00
Real Property Transfer Tax Due \$ 1275.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Edward N. DeMayo
Address: 7 Stewart Drive
City: San Rafael
State: CA Zip: 94901

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Azarshah Trust
Address: 3225 S. Rainbow, #206
City: Las Vegas
State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Co. Escrow #: 187938-35

Address: 3960 Howard Hughes Parkway, #630, Las Vegas, Nevada, 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

4065

20060109-0004996

Fee: \$16.00

RPTT: \$1,428.00

N/C Fee: \$0.00

01/09/2006

14:36:42

T20060004876

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane
Clark County Recorder

RMS
Pgs: 4

A.P.N.: 13803510013
File No: NCS-186396-HHLV (js)
R.P.T.T.: \$1,428.00

When Recorded Mail To: Mail Tax Statements To:
Shahram Azarbayjan, Trustee
Azarshah Trust dated January 29, 2002
3225 S. Rainbow, # 206
Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James W. Ridings and Margaret Waynoka Ridings, husband and wife as joint tenants

do(es) hereby **GRANT, BARGAIN and SELL** to

Shahram Azarbayjan, Trustee of the Azarshah Trust dated January 29, 2002 as to an undivided 22.50% interest Red Rainbow, LLC, a Nevada limited liability company as to an undivided 51.78% interest JSW Real Estate, LLC, a Nevada limited liability company as to an undivided 25.714% interest

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/19/2005

James W. Ridings
James W. Ridings

Margaret Waynoka Ridings
Margaret Waynoka Ridings

COPY

STATE OF NEVADA

COUNTY OF CLARK

ss.

This instrument was acknowledged before me on September 27, 2005 by
James W. Ridings and Margaret Waynoka Ridings, husband and wife as joint tenants.

Kristen Hernandez
Notary Public
(My commission expires Jan 27, 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 19, 2005** under Escrow No. **NCS-186396-HHLV**.

ASS@

EXHIBIT "A"

**LOT THIRTY-FOUR (34) IN BLOCK TWO (2) OF BRIDLE PATH ESTATES, AS SHOWN BY
MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

ASSESSOR'S

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-03-510-013
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: _____

\$280,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$280,000.00

Real Property Transfer Tax Due

\$1,428.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 40% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]

Capacity: Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

James W. Ridings and Margaret

Print Name: Waynoka Ridings

Address: 4604 Del Monte

City: Las Vegas

State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Azarshah Trust dated

Print Name: January 29, 2002

Address: 3225 S. Rainbow, # 206

City: Las Vegas

State: NV Zip: 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

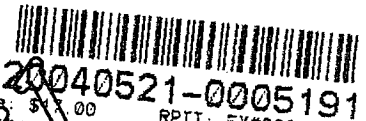
First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-186396-HHLV js/tt

Address: 3960 Howard Hughes Parkway, S-380



Fee: \$11.00 RPTT: EX#003
08/21/2008 14:26:56 T20040027216
Req: NATIONAL TITLE COMPANY
Frances Deane
Clark County Recorder Pgs: 5

-1
5

COPY

RE-RECORDED

48

THIS DOCUMENT IS BEING RE-RECORDED TO ADD THE EXHIBIT "A"
LEGAL DESCRIPTION

Apn #: 138-03-510-000

Recording Requested by and Return To:

National Title Company
714 E. Sahara Avenue
Las Vegas, Nevada 89104

Grant, Bargain, Sale Deed

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional Recording fee applies).

This cover page must be typed or printed clearly in black ink only.

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20040227
05079

RECORDED AT THE REQUEST OF:

NATIONAL TITLE COMPANY

02-27-2004

14:42

SUD

OFFICIAL RECORDS

BOOK/INSTR: 20040227-05079

PAGE COUNT:

FEE:
RPTT:

15.00
698.70

Order No.: 242041-LP

APN No.: 138-03-510-009

R.P.T.T.: \$698.70

WHEN RECORDED MAIL TO:

RETURN TAX STMTS. TO:

ITALY LLC

P.O. BOX 750187

SAME

LAS VEGAS, NV 89133

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That

Robert F. Picardo, Trustee of the Robert F. Picardo Living Trust dated September 8, 1997 (Who Acquired title as Robert F. Picardo, Trustee u/a/d dated 09/08/97) in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Italy, LLC A Nevada Limited Liability Company

all that real 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.

SUBJECT TO: 1. Taxes for the fiscal year.
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 my hand(s) this 27 day of Feb, 2004.

Trustee

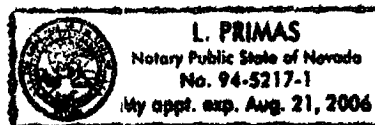
Robert F. Picardo, Trustee of the Robert F. Picardo Living Trust

By: _____

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

ASSESSOR'S

20040227
.05079
COPY



STATE OF ~~NEVADA~~
COUNTY OF ~~CLARK~~

} SS

This instrument was acknowledged before me on Jan 4/17/2004
by: Robert F Piccolo

CLARK COUNTY, NEVADA
CERTIFIES THIS IS A
TRUE COPY OF THE INSTRUMENT
RECORDED HEREIN

2004 MAY 20 A 10:36

Notary Public in and for said County and State

EXHIBIT "A"

Lots Thirty Seven (37) and Thirty Eight (38) in Block Two (2) of BRIDLE PATH ESTATES, as shown on map thereof on file in Book 6 of Plats, Page 99, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S

COPY

STATE OF NEVADA
DECLARATION OF VALUE

48 1. Assessor Parcel Number(s)

a) 138-03-510-009
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.097 Section #3

b. Explain Reason for Exemption: RE-RECORDED TO ADD Exhibit "A" legal desc.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity As Agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: same

Address: _____

City: _____

State: _____

Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Italy LLC

Address: P.O. Box 750187

City: Las Vegas

State: NEVADA

Zip: 89133

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: National Title Company

Escrow # 242041-LP

Address: 714 E. Sahara Avenue

City: Las Vegas

State: Nevada

Zip: 89104

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

5191

65
**STATE OF NEVADA
DECLARATION OF VALUE**

20000925
01741

1. Assessor Parcel Number(s):

a) [REDACTED]
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____

Book: _____

Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 80,000.00

Deduct Assumed Liens and/or Encumbrances:

\$ (_____)

Provide recording information: Doc/Instrument No.:

Book: _____ Page: _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 80,000.00

Real Property Transfer Tax Due:

\$ 200.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declare and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: [Signature]
Print Name: RONALD WILLIAM HODGE KRAFT
Address: 7615X NW
City/Zip: 11057A NV 89129
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: 8331 LAS LUNAS WAY
City/Zip: 68 NV 89129
Telephone: 702-656-5077
Capacity: MANAGING PARTNER

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF NEVADA

Escrow No.: 00030318

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1741

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

KRAFT FAMILY LIMITED
8331 Las Lomas Way
Las Vegas, NV 89129

20000925
ESCROW NO. 000303111
R.P.T.T. \$ 200.00
A.P.N. [REDACTED]

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RONALD WILLIAM HODGE, A SINGLE MAN**

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

KRAFT FAMILY LIMITED PARTNERSHIP, A NEVADA LP

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of **Clark** State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO: 1. Taxes for fiscal year 2000-2001.
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **September 21, 2000**

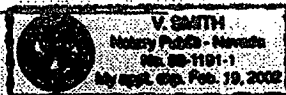
Ronald William Hodge
RONALD WILLIAM HODGE

STATE OF **NEVADA**

COUNTY OF **CLARK**

This instrument was acknowledged before me on **9-22-00**
by **RONALD WILLIAM HODGE**

Signature *[Signature]*
Notary Public



20000925
01741

EXHIBIT "A"
LEGAL DESCRIPTION

ESCROW NO.: 00030318

LOT THIRTY-SIX (36) IN BLOCK TWO (2) OF BRIDLEPATH ESTATES, AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 99, IN
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S

COPY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA

09-25-2000 15:18 SMC 2
OFFICIAL RECORDS
BOOK 20000925 INST: 01741

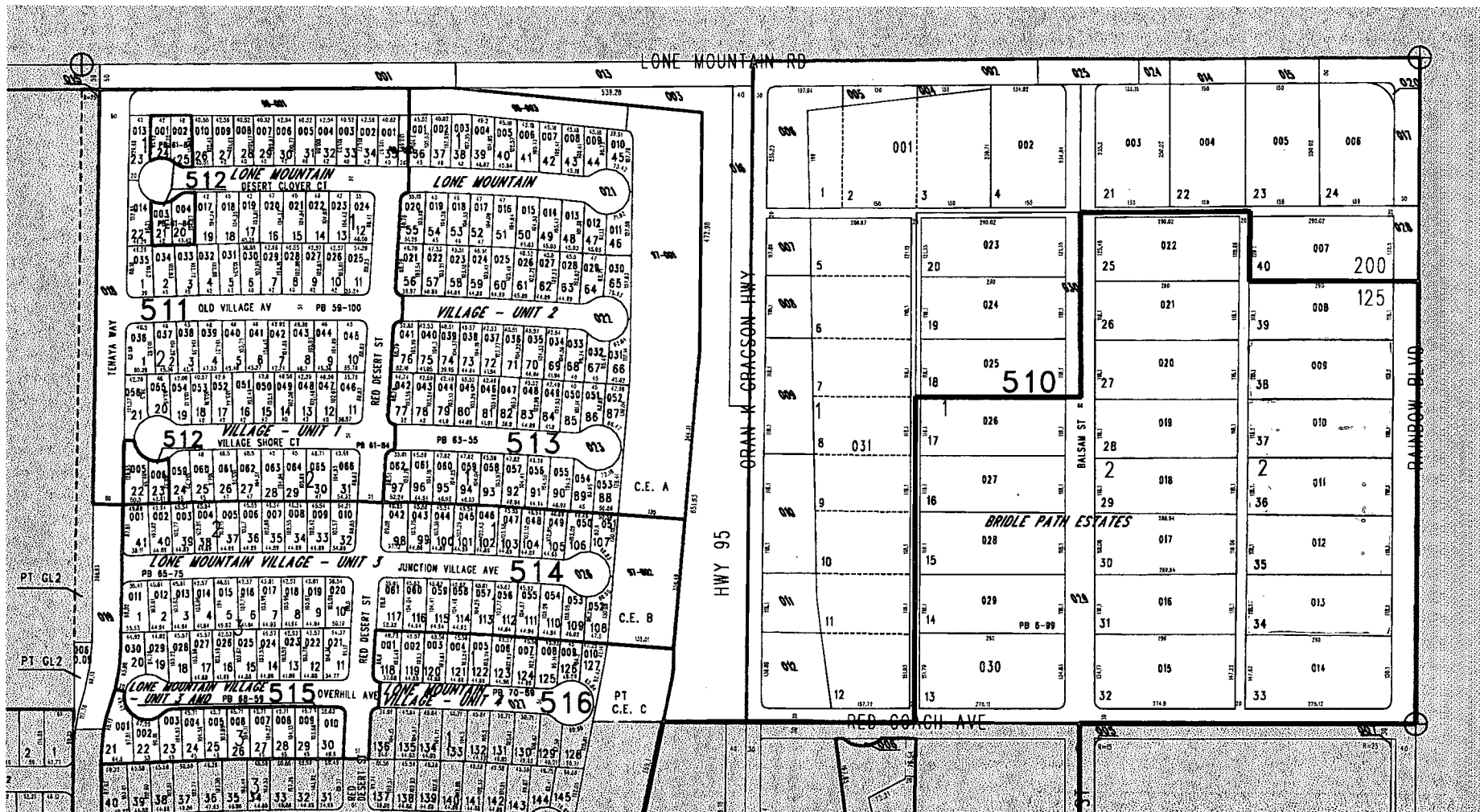
FEE: 8.00 RPTT: 200.00

APN Map



Separator Sheet

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT ——— PM/LD BOUNDARY - - - NON-PARCEL LOT LINE ——— MATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E <table border="1"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>137</td> <td>138</td> <td>139</td> </tr> <tr> <td>164</td> <td>163</td> <td>162</td> </tr> </table>	R59E	R60E	R61E	126	125	124	137	138	139	164	163	162	03 <table border="1"> <tr> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	N 2 NE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	138-03-5
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AVERAGE QA VALUE 45	001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 25-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER CL5 GOV. LOT NUMBER	Scale: 1"=200' Rev: 05/31/05																																																																													

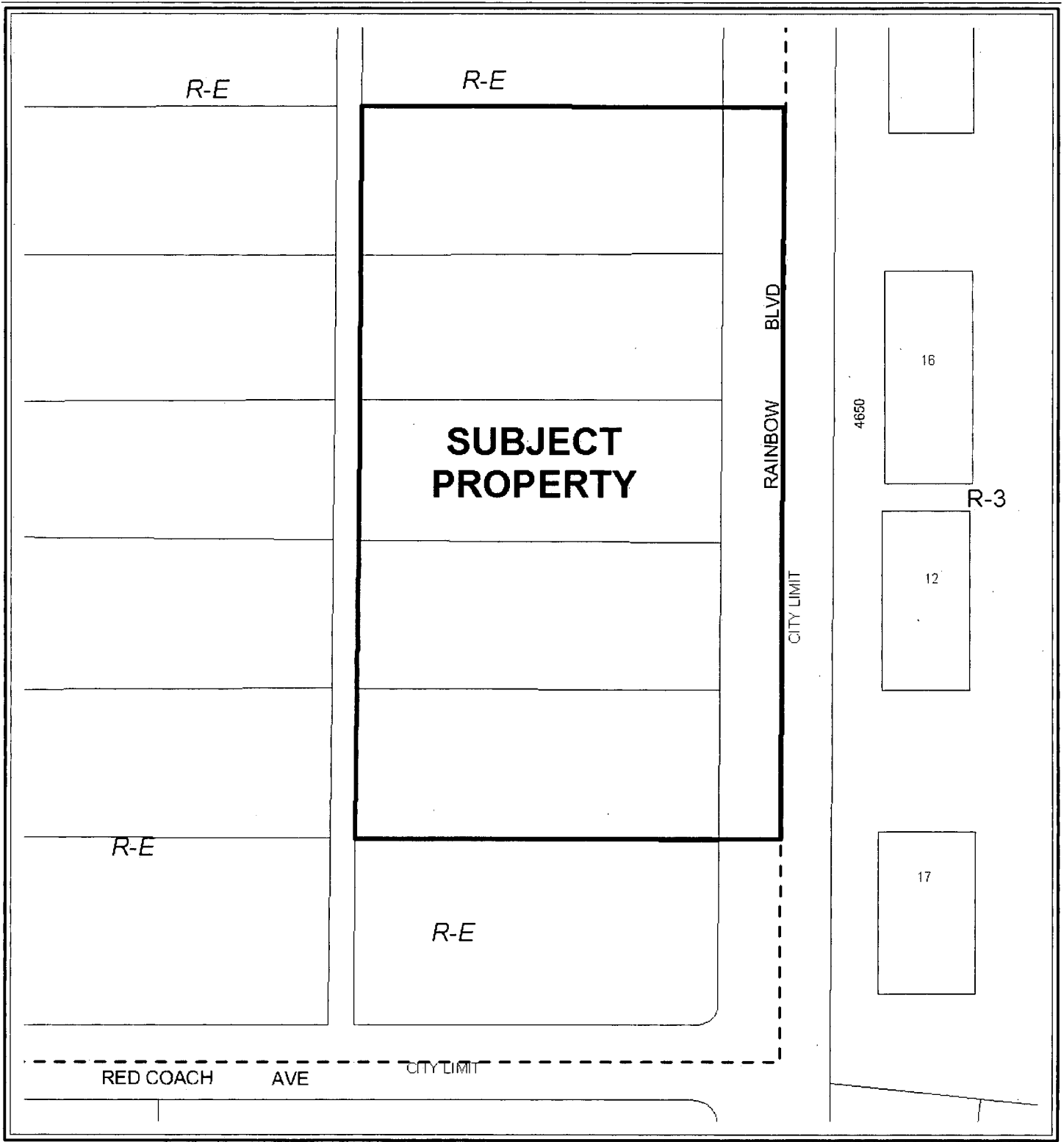


ANX-25478 TAX DIST 125,200
12/20/07 PC

Comments

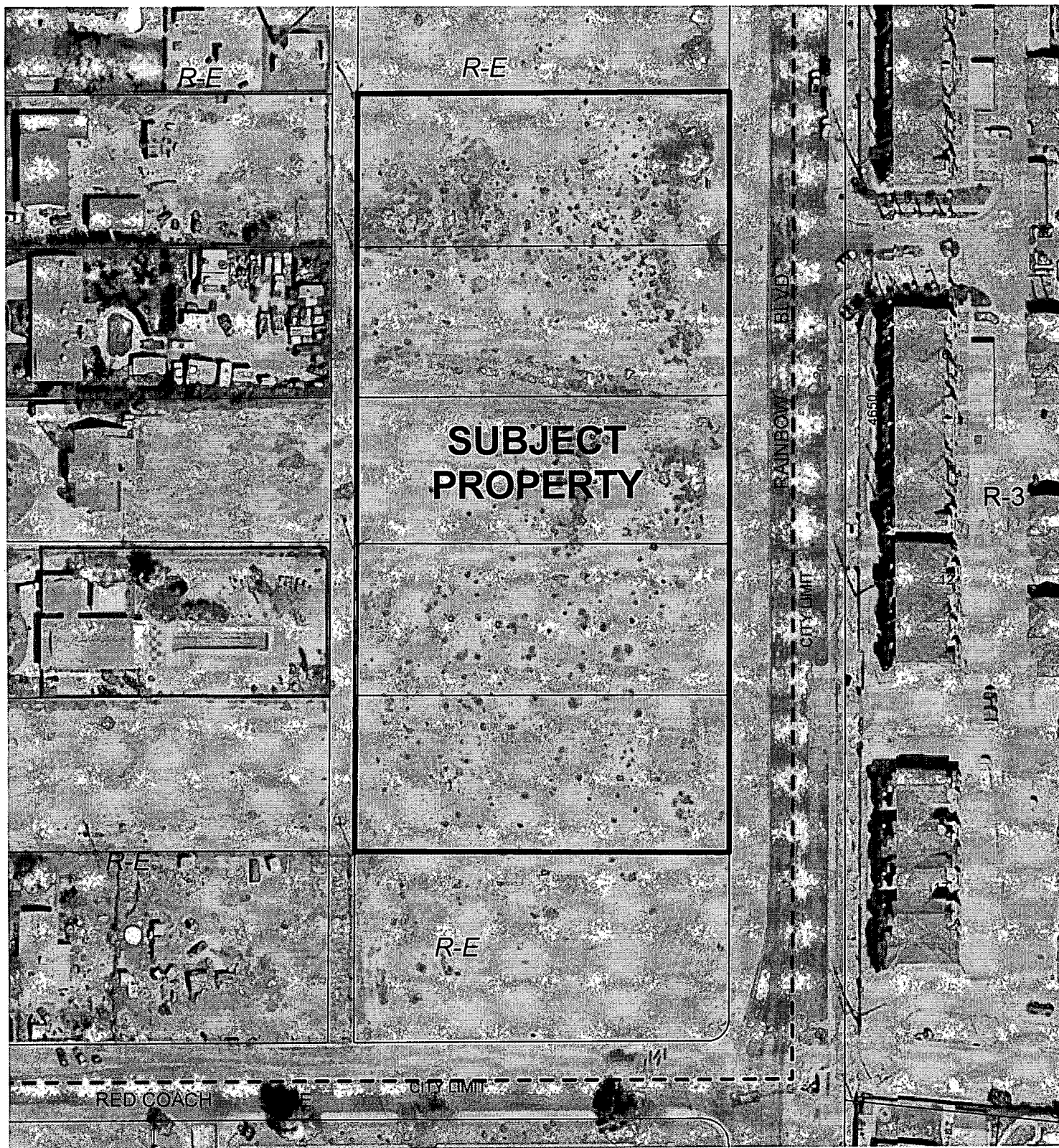


Separator Sheet



CASE: **ANX-25478**





0 30 60 Feet



CASE: ANX-25478



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/15/07
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS JOANN CROLLI ALAN RIEKKI RICK SCHROEDER WALLY SIMPSON	
SUBJECT: PETITION OF ANNEXATION		
APPLICANT/OWNER: ITALY LLC, KRAFT FAMILY, LP, RED RAINBOW, LLC, JSW REAL ESTATE, LLC & AZARSHAH TRUST		
FILE NUMBER: ANX-25478		

Please provide your comments regarding the subject Annexation Petition to Annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013), Ward 4 (Brown)

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 *DECEMBER 20, 2007* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO BART ANDERSON BY: **NOVEMBER 26, 2007**

PLANNING COMMISSION MEETING: **DECEMBER 20, 2007**

ATTACHMENT:

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

(Revised 8/23/01)

INTER-OFFICE MEMORANDUM

Date

November 15, 2007

TO:

CAROLYN CAVINESS
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING AND DEVELOPMENT DEPARTMENT
ANDREW P. REED, PLANNING SUPERVISOR
M. MARGO WHEELER, DIRECTOR

SUBJECT:

ANNEXATION - ANX-25478

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.

MMW:AR:clb

Attachment: Petition
Justification Letter
Deed
Location Map

(Revised 1/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/15/07
TO:	OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) METRO NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES SOUTHWEST GAS	DAVID BRATCHER ROBERT ROSHACK ANNE KILPONEN LON GRASMICK JAMES ENSLEY (tax accountant)
SUBJECT: PETITION OF ANNEXATION		
APPLICANT/OWNER: ITALY LLC, KRAFT FAMILY, LP, RED RAINBOW, LLC, JSW REAL ESTATE, LLC & AZARSHAH TRUST		
FILE NUMBER: ANX-25478		

Please provide your comments regarding the subject Annexation Petition to Annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013), Ward 4 (Brown)

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 *DECEMBER 20, 2007* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY:

NOVEMBER 26, 2007

PLANNING COMMISSION MEETING:

DECEMBER 20, 2007

ATTACHMENT:

Location map

(Revised 3/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/15/07
TO:	OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) METRO NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES SOUTHWEST GAS	DAVID BRATCHER ROBERT ROSHACK ANNE KILPONEN LON GRASMICK JAMES ENSLEY (tax accountant)
SUBJECT: PETITION OF ANNEXATION		
APPLICANT/OWNER: ITALY LLC, KRAFT FAMILY, LP, RED RAINBOW, LLC, JSW REAL ESTATE, LLC & AZARSHAH TRUST		
FILE NUMBER: ANX-25478		

Please provide your comments regarding the subject Annexation Petition to Annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013), Ward 4 (Brown)

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 *DECEMBER 20, 2007* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY: **NOVEMBER 26, 2007**

PLANNING COMMISSION MEETING: **DECEMBER 20, 2007**

ATTACHMENT:
Location map

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

(Revised 3/02)

No Law Enforcement Issue

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BTA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: November 21, 2007
Re: **ANX-25478** ITALY LLC ET-AL W. of N. Rainbow Blvd. & S. of W. Lone Mt. Road
Request for a Petition of Annexation

COMMENTS:

We have no objection to the Petition of Annexation for property located on the West side of the North Rainbow Boulevard alignment, 580 feet South of the West Lone Mountain Road alignment, containing approximately 3.94 acres of land.

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