

Recordation Memo



Separator Sheet

COPY

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

PLANNING AND DEVELOPMENT DEPARTMENT

12-10-2003 10:04 CDO

BOOK/INSTR: 20031210-01363
ORDINANCE

PAGE COUNT: 6

FEE: 19.00
RPTT: .00

RECEIPT/CONF. COPY - HAS NOT BEEN COMPARED TO THE ORIGINAL

APN: 138-03-602-009 & 010

BILL NO. 2003-92

ORDINANCE NO. 5648

AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-2874)

Sponsored by: Councilman Michael Mack Summary: Annexes property described generally as located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue.

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 annex, include, and make a part of the City of Las Vegas, Nevada, the following described real property:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, being LOT 1 and LOT 2, as shown on the CERTIFICATE OF LAND DIVISION, LD 27-85, recorded May 14, 1985 in Book 2109 as Instrument Number 2068801, together with the adjoining half-street, rights-of-way of RAINBOW BOULEVARD [50.00 feet wide, as measured from the east line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3, formerly LORENZI BOULEVARD] and BALSAM STREET [30.00 feet wide, as measured from the west line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3] as dedicated to CLARK COUNTY by that GRANT, BARGAIN, SALE DEED, recorded May 14, 1985 in Book 2109 as Instrument Number 2068802, both of Clark County, Nevada Records.

CERTIFIED AS A TRUE COPY

Deputy Angela Colli 12/9/03
CITY CLERK, CITY OF LAS VEGAS
NEVADA

1 The Basis of Bearings and calculations of the above legal description is
2 South 00°31'57" West, being the east line of the Northeast Quarter (NE 1/4)
3 of Section 3, Township 20 South, Range 60 East, M.D.M., as annotated on
4 the RECORD OF SURVEY, as filed July 15, 1997 in File 90 of Surveys,
Page 25 of Clark County, Nevada Records. All other record sources cited
hereinabove have been rotated and adjusted, as necessary, to said File 90 of
Surveys, Page 25 basis.

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

- 7 A. The area to be annexed was contiguous to the City's boundaries at the
8 time the annexation proceedings were instituted;
- 9 B. More than one-eighth (1/8) of the aggregate external boundaries of
10 the area are contiguous to the City;
- 11 C. The territory proposed to be annexed is not included within the
12 boundaries of another incorporated city or within the boundaries of
13 any unincorporated town as those boundaries existed as of July 1,
14 1983;
- 15 D. The City is eligible to annex the described territory since the
16 landowners have signed a petition constituting one hundred percent
17 (100%) of the owners of record of individual lots or parcels of land
18 within the annexation area.

19 SECTION 3: The City will provide police protection through the Las Vegas
20 Metropolitan Police Department, fire protection, street maintenance, and library services
21 immediately upon annexation. Garbage collection by the company franchised by the City
22 will also be provided immediately. The City sanitary sewer system will serve the proposed
23 annexation area. Any connection to or extension of this sewer line to serve the annexation
24 area shall be at the expense of the landowners. Other services, such as participation in the
25 City's recreational programs, special education classes and programs, public works planning,
26 building inspections, and other City services will also be available immediately. Utilities
27 such as gas, electricity, telephone, and water are provided by private utility companies and
28 other services to the area will not be affected by annexation. Street paving, curbs and gutters,

1 sidewalks and street lights which are not in place at the time of annexation will be installed
2 in the presently developed areas upon the request of the property owners and at their expense
3 by means of special assessment districts. Such improvements will be extended into the
4 undeveloped areas as development takes place and the need therefor arises, and will be
5 located according to the needs of the area at that time. Such installations will also be made
6 at the expense of the property owners, either by means of special assessment districts or as
7 prerequisites to the approval of subdivision plats, building permits or other land use or
8 development applications.

9 SECTION 4: The annexation of the described territory shall become
10 effective on the 12th day of December, 2003, and on that date the City will have the funds
11 appropriated in sufficient amount to finance the extension into the described territory of
12 police protection, fire protection, street maintenance, street sweeping, and street lighting
13 maintenance.

14 SECTION 5: The described territory, together with the inhabitants and
15 property thereof, shall, from and after the 12th day of December, 2003, be subject to all
16 debts, laws, ordinances and regulations in force in the City and shall be entitled to the same
17 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
18 levied by the City.

19 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
20 an accurate map or plat of the described territory and to record the map or plat, together with
21 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
22 Nevada, which recording shall be done prior to the 12th day of December, 2003.

23 SECTION 7: The described territory, which previously has been zoned R-E
24 (County of Clark classification), is hereby classified with the following City of Las Vegas
25 classifications, which are deemed to be the City equivalents of the County classification:

26 The west half of the territory	U (O)
27 The east half of the territory	R-E

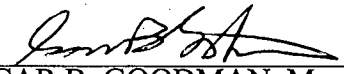
28 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,

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

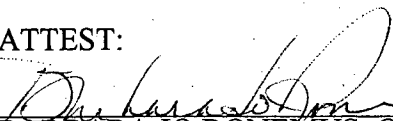
9 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
10 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

12 PASSED, ADOPTED and APPROVED this 3 day of December,
13 2003.

14 APPROVED:

15
16 By 
17 OSCAR B. GOODMAN, Mayor

18 ATTEST:

19 
20 BARBARA JO RONEMUS, City Clerk

21 APPROVED AS TO FORM:

22 Val Steed 10-22-03
23 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 5th day of November, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 3rd day of December, 2003, which was a
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by
5 title to the City Council as first read and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, Brown, L. B. McDonald,
Weekly and Moncrief

7 VOTING "NAY": None

8 EXCUSED: Councilman Mack

9 ABSTAINED: None

10 APPROVED:

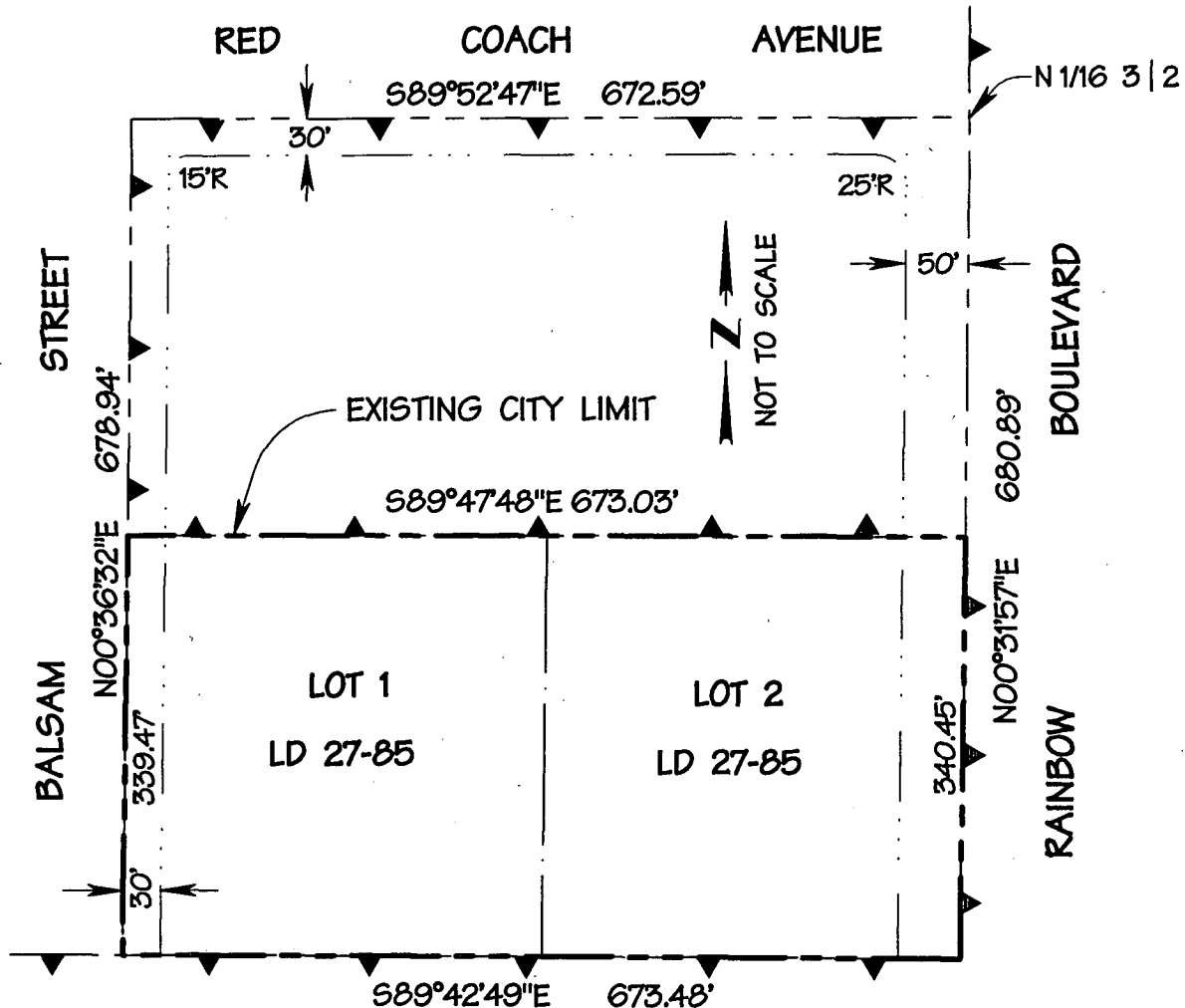
11 
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 BARBARA JO RONEMUS, City Clerk

16 WHEN RECORDED PLEASE MAIL TO:
17 ROBERT S. GENZER, DIRECTOR
18 Planning and Development Department
731 South Fourth Street
19 Las Vegas, Nevada 89101
20
21
22
23
24
25
26

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



ANX-2874

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 5648

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON THE SURVEY MAP IN FILE 90, PAGE 25 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DESIGN
LEGAL DESCRIPTION

A.P.N. 138-03-602-009, -602-010, -699-014, & -699-015
(270-680-021 & -022)

Reference: 2109:2068801 (1985), 2109:2068802 (1985),
2144:2103768 (1985), 19990825:00973, 20030219:01101,
Record of Survey in file 90, Page 25 (1997)

Vesting: ANX-2874

Section: S 1/2, NE 1/4, SE 1/4, NE 1/4, SEC 3, T20S, R60E, MDM
Street/Subdivision: WEST OF RAINBOW BOULEVARD,
SOUTH OF RED COACH AVENUE

W.A. No. P21400

Cogo: T.M.: anx-2874.pro Set: --

Requested eb Written byu Checked mwb Proofread mwb, byu
08-26-03 08-29-03 08-29-03

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, being LOT 1 and LOT 2, as shown on the CERTIFICATE OF LAND DIVISION, LD 27-85, recorded May 14, 1985 in Book 2109 as Instrument Number 2068801, together with the adjoining half-street rights-of-way of RAINBOW BOULEVARD [50.00 feet wide, as measured from the east line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3, formerly LORENZI BOULEVARD] and BALSAM STREET [30.00 feet wide, as measured from the west line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3] as dedicated to CLARK COUNTY by that GRANT, BARGAIN, SALE DEED, recorded May 14, 1985 in Book 2109 as Instrument Number 2068802, both of Clark County, Nevada Records.

The above-described parcel of land contains an area of 228,875 square feet or 5.254 acres, more or less.

The Basis of Bearings and calculations of the above legal description is South 00°31'57" West, being the east line of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., as annotated on the RECORD OF SURVEY, as filed July 15, 1997 in File 90 of Surveys, Page 25 of Clark County, Nevada Records. All other record sources cited hereinabove have been rotated and adjusted, as necessary, to said File 90 of Surveys, Page 25 basis.

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DESIGN
LEGAL DESCRIPTION

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(270-680-021 & -022)

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Section: S 1/2, NE 1/4, SE 1/4, NE 1/4, SEC 3, T20S, R60E, MDM
Street/Subdivision: WEST OF RAINBOW BOULEVARD,
SOUTH OF RED COACH AVENUE

W.A. No. P21400

Cogo: T.M.: anx-2874.pro Set: --

Requested eb Written byu Checked mwb Proofread mwb, byu
08-26-03 08-29-03 08-29-03

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Action Letter



Separator Sheet

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

December 12, 2003

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

Re: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for A-2874 and recorded accurate map are referred to your office. Please note that the effective date of the Ordinance is December 12, 2003.

The annexation area consists of approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue.

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

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Annexation Ordinance 5648
2. accurate Map

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



PLANNING &
DEVELOPMENT



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

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Comp Planning 229-6022

Current Planning 229-6301

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December 12, 2003

Mr. John Neal, et al.
311 Shawn Elise Way
Encinitas, California 92024

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Neal:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A copy of Annexation Ordinance 5648 is attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

Annexation Ordinance 5648

Cc:	Ms. Teresa Jidov 4908 Quasar Court Las Vegas, NV 89130	Mr. Jeffrey A. Neal 7651 North Jones Boulevard Las Vegas, NV 89131
	Ms. Mary Dockter 7541 Jacaranda Bay St. Las Vegas, NV 89139	Mr. William Flaxa 9055 Gray Bluff Drive Las Vegas, NV 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY: 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

December 12, 2003

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

Attn: Real Estate Specialist

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

To Whom it May Concern:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map and a copy of Annexation Ordinance 5648 are attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Location Map
2. Annexation Ordinance 5648

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
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December 12, 2003

Southwest Gas Corporation
Engineering Manager
Thunderbird Division
P. O. Box 98512
Las Vegas, Nevada 89193-8512

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Gentlemen:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map and a copy of Annexation Ordinance 5648 are attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Location Map (3 copies)
2. Annexation Ordinance 5648

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
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PLANNING &
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Las Vegas, NV 89101

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Voice:

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Current Planning 229-6301
www.ci.las-vegas.nv.us

December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Gryczkowski:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map and a copy of Annexation Ordinance 5648 are attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Location Map
2. Annexation Ordinance 5648

cc: Ms. Jeanne Wondra
Clark County Public Works
Community Development Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Mr. Chris Lamay
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
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PLANNING &
DEVELOPMENT



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December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Burgeson:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map and a copy of Annexation Ordinance 5648 are attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Location Map
2. Annexation Ordinance 5648

Mayor
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December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Ms. Raudenbush:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map and a copy of Annexation Ordinance 5648 are attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:

1. Location Map
2. Annexation Ordinance 5648

Mayor
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December 12, 2003

Mr. Dennis Doulder
Sprint Central Telephone-Nevada
330 South Valley View Boulevard
Las Vegas, Nevada 89159

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Doulder:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

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Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

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1. Location Map
2. Annexation Ordinance 5648

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Administration 229-6353

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Current Planning 229-6301

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December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Norman:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map is attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
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City Manager
Douglas A. Selby



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www.ci.las-vegas.nv.us

December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Kneesel:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

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Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Mr. Jensen:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

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Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



PLANNING &
DEVELOPMENT



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

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

December 12, 2003

Ms. Frances Banuelos
MBIA Media Specialists
7335 N. Palm Buff Drive
Fresno, CA 93711

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Dear Ms. Banuelos:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map is attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

December 12, 2003

The Front Boy Service Company
1149 South Maryland Parkway
Las Vegas, Nevada 89104

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

Gentlemen:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map is attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:
Location Map

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



INTER-OFFICE MEMORANDUM

August 15, 2003

TO:

CAROLYN CAVINESS
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING AND DEVELOPMENT DEPARTMENT
EDDIE RICHTER, SENIOR PLANNER
ROBERTA GENZER, DIRECTOR

SUBJECT:

ANNEXATION - ANX-2874

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.

RSG:ED:clb

Attachment: Petition
Justification Letter
Deed
Location Map

(Revised 1/02)

PLANNING &
DEVELOPMENT



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

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

December 12, 2003

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

RE: Annexation A-2874
Parcel Number(s): 138-03-602-009 & 010

To Whom It May Concern:

Please be advised that two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003.

A location map is attached for your reference.

Very truly yours,

Robert S. Genzer, Director
Planning and Development Department

RSG:pl

Attachment:
Location Map

cc: See Next Page

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



December 12, 2003
Annexation: A-2874
Page Two

AT&T Wireless Service
10000 Goethe Road
Morristown, New Jersey 07962-1995

Excel Telecommunication
1600 Victory Drive
Dallas, Texas 75235-2306

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

A T & T
412 Mt. Kemble Avenue, #C-250
Morristown, New Jersey 07962-1995

360 Communications Company
8725 Higgins Road
Chicago, Illinois 60631

PLANNING &
DEVELOPMENT



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

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

August 15, 2003

ANNEXATION TRANSMITTAL

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

RE: ANNEXATION ANX-2874

Dear Sirs:

An annexation request has been submitted to the City of Las Vegas to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

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 September 25, 2003. When ready, please fax to Sean Robertson at 474-7463.

Very truly yours,

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED: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
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



INTER-OFFICE MEMORANDUM

December 12, 2003

TO: BUSINESS SERVICES: SUE PECKMAN FIRE SERVICES: JEFF DONAHUE & MELANIE DOBOSH PUBLIC WORKS: RIGHT OF WAY (ED BYRGE) LAND DEVELOPMENT SERVICES (CHUCK TURK) STREET DIVISION (JERRY WALKER) TRAFFIC ENGINEERING (VICTOR BOLANOS) SEWER SERVICES (KATHY SIMPSON)	FROM: PLANNING AND DEVELOPMENT DEPARTMENT ROBERT S. GENZER, DIRECTOR
SUBJECT: ANNEXATION A-2874 Parcel Number(s): 138-03-602-009 & 010	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 two parcels of land containing approximately 5.254 acres, generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, were annexed to the city of Las Vegas effective December 12, 2003. A location map and a copy of Annexation Ordinance A-2874 are attached for your reference.

RSG:pl

Attachment:

1. Location Map
2. Annexation Ordinance A-2874

PLANNING &
DEVELOPMENT



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

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

September 26, 2003

Mr. John Neal, et al
311 Shawn Elise Way
Encinitas, California 92024

RE: ANX-2874 - ANNEXATION

Dear Mr. Neal:

Your Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack), was considered by the Planning Commission on September 25, 2003.

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,

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Ms. Teresa Jidov
4908 Quasar Court
Las Vegas, Nevada 89130

Ms. Mary Dockter
7541 Jacaranda Bay Street
Las Vegas, Nevada 89139

Mr. Jeffery A. Neal
7651 North Jones Boulevard
Las Vegas, Nevada 89131

Mr. William Flaxa
9055 Gray Bluff Drive
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



PLANNING &
DEVELOPMENT



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

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

September 12, 2003

Mr. John Neal, et al
311 Shawn Elise Way
Encinitas, California 92024

RE: ANX-2874 - ANNEXATION

Dear Mr. Neal:

Please be advised the City Planning Commission at its regular meeting on *September 25, 2003* has 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 and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, 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,

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

Enclosure

cc: Ms. Teresa Jidov
4908 Quasar Court
Las Vegas, Nevada 89130

Ms. Mary Dockter
7541 Jacaranda Bay Street
Las Vegas, Nevada 89139

Mr. Jeffery A. Neal
7651 North Jones Boulevard
Las Vegas, Nevada 89131

Mr. William Flaxa
9055 Gray Bluff Drive
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

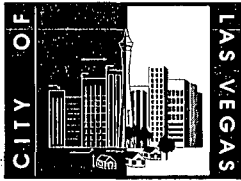


Applicant Letter



Separator Sheet

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

October 7, 2003

Thomas Reilly
County Manager
Clark County
500 Grand Central Parkway
Las Vegas, NV 89155

Dear Mr. Reilly:

In accordance with section 2.A. of the interlocal agreement between the city of Las Vegas and Clark County, please note that a petition for annexation of the following parcels is being scheduled for introduction by the City Council on November 5, 2003:

ANX-2874

APN: 138-03-602-009 & 010

5.25 acres on the west side of Rainbow Boulevard, 320 feet south of Red Coach Avenue

A public hearing for this item will be held in front of the Recommending Committee on November 17, 2003. It will then be voted on at the December 3, 2003 City Council meeting for final action.

If you have any questions or would like additional information, please contact Sean Robertson of the city of Las Vegas Planning and Development Department at 229-6886.

Sincerely,

Robert S. Genzer, Director
Planning and Development

cc: John Wardlaw, Assistant Planning Manager, Clark County
Shirley Parraguirre, County Clerk
Betsy Fretwell, Deputy City Manager, city of Las Vegas

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Hansen Sheet



Separator Sheet

Report Date 08/05/2003 08:59 AM

Submitted By

Page 1

A/P # 2874 ANNEXATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed			Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews		Actual Valuation	0.00

Description of Work

ANX-2874 - John P. Neal, et al - Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres, APNs: 138-03-602-009 and 010, Ward 6 (Mack).

Parent A/P #

Project # 2874 Project/Phase Name RAINBOW & RED COACH Phase #
Size/Area 4.39 ACRES Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803602009

Location WEST SIDE OF RAINBOW BOULEVARD, 315 FEET SOUTH OF RED COACH AVENUE.

Owner/Tenant

Contact IDAC62771 Name FLAXA REVOCABLE FAMILY TRUST
Mailing Address 9055 GRAY BLUFF DR Organization FLAXA WILLIAM LEE & HAZEL M TR
City LAS VEGAS State/Province NV
ZIP/PC 89129-7022 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803602009
13803602010

Applicants/Contacts

Primary N	Capacity OWNER	Contact IDAC62771	☐ Foreign
Effective	Expire		
Name FLAXA REVOCABLE FAMILY TRUST		Address 9055 GRAY BLUFF DR	
Day Phone	Eve Phone	LAS VEGAS	
Pager	PIN #	NV	
Fax	Mobile	89129-7022	
E-Mail			
Organization FLAXA WILLIAM LEE & HAZEL M TR	Position		Profession
Comments			

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ANX Application****Report Date** 08/05/2003 08:59 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N	Capacity APPL	Contact ID AC571305 ☐ Foreign
Effective	Expire	
Name TERESA JIDOV		
Day Phone	Eve Phone	Address 4908 QUASAR CT.
Pager	PIN #	LAS VEGAS
Fax	Mobile	NV
E-Mail		89130
Organization	Position	Profession
Comments		
No Comments		

Primary N	Capacity APPL	Contact ID AC571306 ☐ Foreign
Effective	Expire	
Name MARY DOCKTER		
Day Phone	Eve Phone	Address 7541 JACARANDA BAY STREET
Pager	PIN #	LAS VEGAS
Fax	Mobile	NV
E-Mail		89139
Organization	Position	Profession
Comments		
No Comments		

Primary N	Capacity APPL	Contact ID AC571307 ☐ Foreign
Effective	Expire	
Name JOHN NEAL		
Day Phone	Eve Phone	Address 311 SHAWN ELISE WAY
Pager	PIN #	EUCINITAS
Fax	Mobile	CA
E-Mail		92024
Organization	Position	Profession
Comments		
No Comments		

Primary Y	Capacity APPL	Contact ID AC571308 ☐ Foreign
Effective	Expire	
Name JEFFREY NEAL		
Day Phone ()645-0878 x	Eve Phone ()401-6386 x	Address 7651 N. JONES BOULEVARD
Pager	PIN #	LAS VEGAS
Fax ()515-0800	Mobile	NV
E-Mail		89131
Organization	Position	Profession
Comments		
No Comments		

Contractors

No Contractors

Fees	Status	Paid Date	Amount
	Total Unpaid	0.00	Total Paid 0.00

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date
Condition	Supervisor	Required	Comments		

No Conditions

Planning Condition	Description	Effective	Expire	Comments
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

Report Date 08/05/2003 08:59 AM

Submitted By

Page 3

ANNEXATION

N Parent Project link required? Annexation Information
N Annexation as a result of Sewer Agreement?
Sewer Agreement #
N Are there any existing actions from the
County?

Meeting Information

Annexation Grid Acres ROI Expiration Comments Added By	County Zoning Ordinance # Modified By	County ROI Zoning	CLV Zoning Effective Date	CLV ROI Zoning
--	---	-------------------	------------------------------	----------------

4.39 R-E

R-E

SROBERTSON

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	YES Votes	NO Votes	ABSTENTIONS
09/25/2003	PC	SCHEDULED			
SROBERTSON	08/01/2003		0	0	0

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop
---------------------------	-------------	------------	-------	------

No Log Entries

Neighborhood Services List



Separator Sheet

Development Notification

PC Meeting: September 25, 2003

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

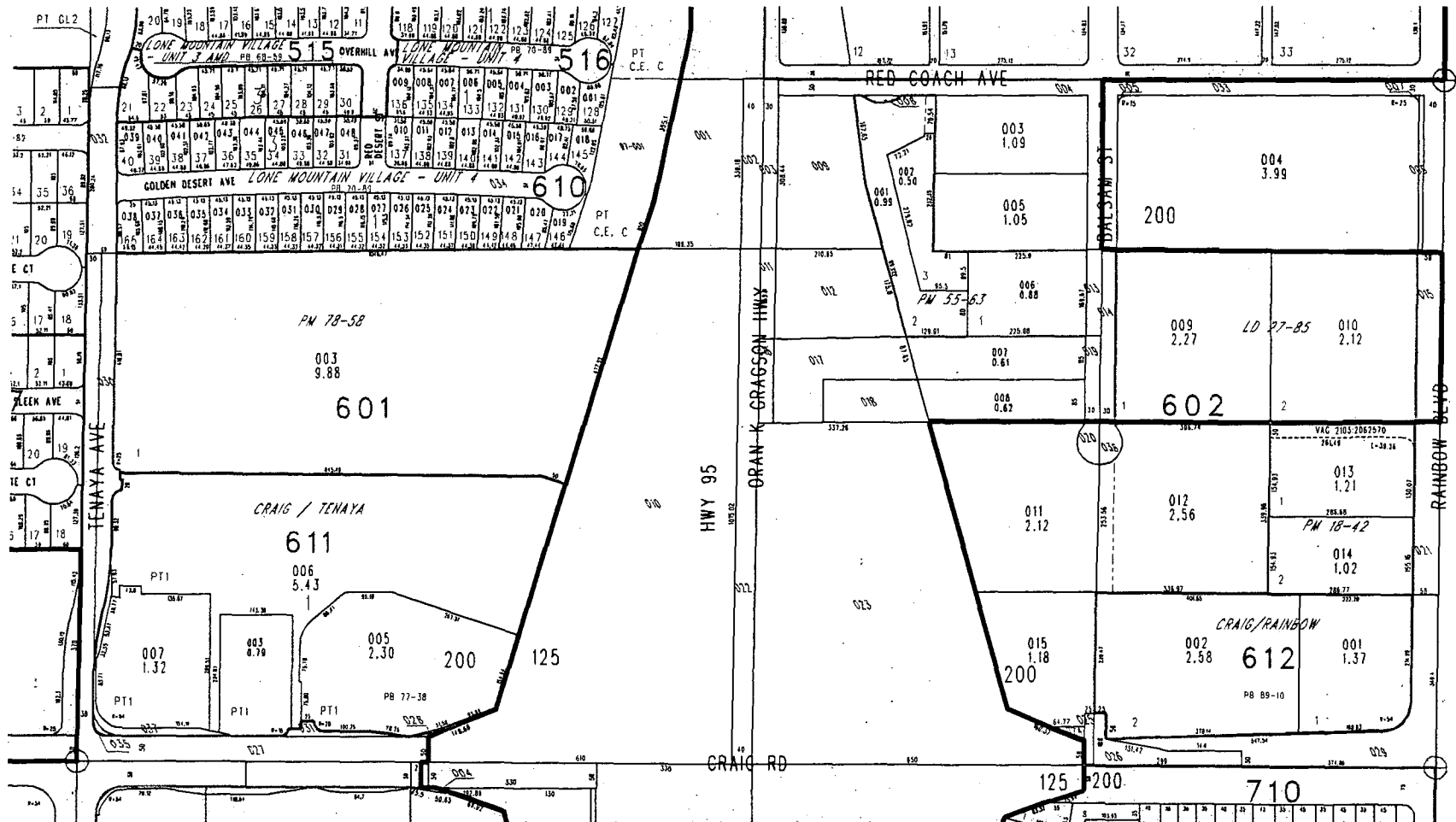
ANX-2874	Lone Mtn Citizens Adv Comm	Sheep Mountain Neighborhood #4
Ambiance Estates HOA	Los Prados HOA	Sheep Mountain Neighborhood #5
Ann Road Neighborhood Coalition	Meadows HOA	Sierra Oeste
Appaloosa Canyon Quarterhorse Falls HOA	Mystic Valley HOA	Stone Mountain Ranch HOA
Bavington Court HOA	NFPC - Neighbors for Positive Change	Summer Hills II
Bowles Drive Association	Northern Lights HOA	Summit at Elkhorn Springs NA
Bradley Ranch HOA	Northgate HOA	Suncrest Trail HOA
Breeders Cup NA	Northwest Area Residents Association	Tanglewood HOA INC
Briarhill Homeowners Association	Northwest Citizens Association	Tenaya Way Homeowners Association
Canyon Creek North HOA	Northwest Network of Neighborhoods	The Preserve HOA
Charleston Heights HOA	Northwest Territory Association	Tierra Del Sol-Villa Trinidad
Cimarron Springs HOA	Painted Desert Community Association	Timberlake
Cimarron Village North	Paradise Falls HOA	Tropical Meadows HOA
Copper Crest HOA	Park San Miguel	Tropical Valley Neighborhood Association
Desert Creek HOA	Plaza San Miguel HOA	Tule Springs Community Association
Eagle Creek Heights Community Association	Portraits HOA	Villas on the Green at Painted Desert
Eagle Heights HOA	Pueblo at Santa Fe	Whisper Creek HOA
Elkhorn Springs Community Association	Rancho Alta Mira Owners Assn	Wildflower II
Four Winds HOA	Rancho San Miguel	Willowdale HOA
Gilcrease Neighborhood Associations	Romano Ridge HOA	Woodcrest Village HOA
Glenview Meadows HOA	Salt Creek Owners Association	
Independent NW HOA	San Marino HOA	
Las Hadas	Santa Bella HOA	
LOG (Lamb of God) Neighborhood Association	Sheep Mountain Neighborhood #2	

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 - - - WATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E	35	03	S 2 NE 4	138-03-6	
		AVERAGE GR VALUE 35	PARCEL NUMBER 001 ACREAGE 1.00	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PB 75-45	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	
		PARCEL BOUNDARY 001 ACREAGE 1.00	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PB 75-45	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	Scale: 1"=200'	Rev: 08/03/01
		PARCEL BOUNDARY 001 ACREAGE 1.00	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PB 75-45	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	Scale: 1"=200'	Rev: 08/03/01
		PARCEL BOUNDARY 001 ACREAGE 1.00	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PB 75-45	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	Scale: 1"=200'	Rev: 08/03/01



TAX DIST 125,200

STAFF

ANX-2874
9-25-03 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Annexation
 Project Address (Location) 4491 N. Rainbow Blvd., Las Vegas, NV
 Project Name N/A Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-010 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
CITY CLERK
2003 AUG 14 11:33

PROPERTY OWNER Teresa L. Jidov Contact (702) 656-3573
 Address 4908 Quasar Ct. Phone: same Fax: _____
 City Las Vegas, State NV Zip 89130

APPLICANT Jeffery A. Neal Contact 645-0878
 Address 7651 N. Jones Blvd. Phone: 401-6386 Fax: (702) 515-0800
 City Las Vegas State NV Zip 89131

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* Teresa L. Jidov

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

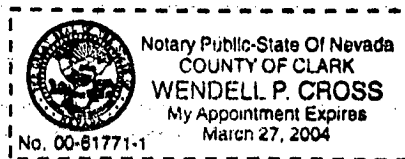
Print Name Teresa L. Jidov

Subscribed and sworn before me

This 05 day of July, 2003

Wendell P. Cross

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-2874</u>
Meeting Date:	<u>9/25/03</u>
Signs Required:	<u>—</u>
Map #	<u>L-03-4</u>
Total Fee:	<u>—</u>
Receipt #	<u>—</u>
Date Accepted:	<u>8/11/03</u>
Accepted By:	<u>Sam</u>

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Annexation
 Project Address (Location) 4491 N. Rainbow Blvd, Las Vegas, NV 89108
 Project Name N/A Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-010 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
CITY CLERK
AUG 4 12 13

PROPERTY OWNER Mary K. Dockter Contact 702-363-8096
 Address 7541 Jacaranda Bay St Phone: 245-5768 Fax: _____
 City L.V. State NV Zip 89139

APPLICANT _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature Mary K. Dockter
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Mary K. Dockter

Subscribed and sworn before me

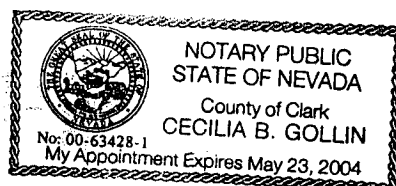
This 3RD day of July, 20 03.

Cecilia B. Gollin

Notary Public in and for said County and State CLARK County,
State of Nevada

FOR DEPARTMENT USE ONLY

Case #	<u>ANX-2874</u>
Meeting Date:	<u>9/25/03</u>
Signs Required:	<u>—</u>
Map #	<u>L-03-4</u>
Total Fee:	<u>—</u>
Receipt #	<u>—</u>
Date Accepted:	<u>8/1/03</u>
Accepted By:	<u>Sean</u>



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Annexation
 Project Address (Location) 4491 N. Rainbow Blvd, Las Vegas, NV 89108
 Project Name N/A Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-010 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
CITY CLERK
2003 AUG 14 3:03

PROPERTY OWNER John P. Neal Contact 760-944-3911
 Address 311 Shawn Elise Way Phone: 760-944-3911 Fax: _____
 City Encinitas State CA Zip 92024

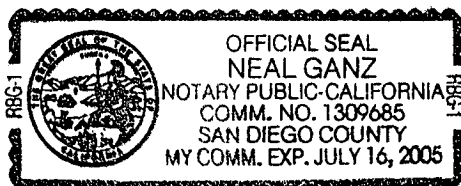
APPLICANT _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature John P. Neal
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name John P. Neal

Subscribed and sworn before me
 This 19 day of July, 20 03
Neal Ganz

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-2874</u>
Meeting Date:	<u>9/25/03</u>
Signs Required:	<u>—</u>
Map #	<u>L-03-41</u>
Total Fee:	<u>—</u>
Receipt #	<u>—</u>
Date Accepted:	<u>8/1/03</u>
Accepted By:	<u>Sean</u>

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
 Project Address (Location) 4491 N. RAINBOW BLVD., LAS VEGAS, NV
 Project Name N/A Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-010 Ward # 2
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
CITY CLERK
2003 AUG 14
3:23

PROPERTY OWNER JEFFERY A. NEAL Contact 702-645-0878
 Address 7651 N. JONES BLVD Phone: 401-6386 Fax: 702-515-0800
 City LAS VEGAS State NV Zip 89131

APPLICANT JEFFERY A. NEAL Contact 645-0878
 Address 7651 N. JONES BLVD Phone: 401-6386 Fax: 515-0800
 City LAS VEGAS State NV Zip 89131

REPRESENTATIVE JEFFERY A. NEAL Contact 645-0878
 Address 7651 N. JONES BLVD Phone: 401-6386 Fax: 515-0800
 City LAS VEGAS State NV Zip 89131

Property Owner Signature* Jeffery A. Neal

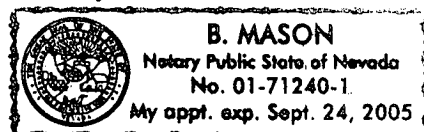
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFFERY A. NEAL

Subscribed and sworn before me

This 29 day of JULY, 20 03

County of Clark State of Nevada
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-2874</u>
Meeting Date:	<u>9/25/03</u>
Signs Required:	_____
Map #	<u>L-03-3</u>
Total Fee:	_____
Receipt #	_____
Date Accepted:	<u>8/1/03</u>
Accepted By:	<u>Sean</u>

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
 Project Address (Location) _____
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-009 Ward # 203
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.27 Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
CITY CLERK
AUG 14 PM 3:21

PROPERTY OWNER FLAXA REVOCABLE FAMILY TRUST, WILLIAM L. & HAZEL FLAXA, TRUSTEE Contact WILLIAM L. FLAXA
 Address 9055 GRAY BLUFF DR. Phone: 242-3914 Fax: _____
 City LAS VEGAS, NV State NV Zip 89129-7022

APPLICANT FLAXA REVOCABLE FAMILY TRUST Contact WILLIAM L. FLAXA
 Address 9055 GRAY BLUFF DR Phone: 242-3914 Fax: _____
 City LAS VEGAS, NV State NV Zip 89129-7022

REPRESENTATIVE JEFF NEAL Contact JEFF NEAL
 Address 7651 N. JONES BLVD Phone: 645-0878 Fax: _____
 City LAS VEGAS State NV Zip 89131

Property Owner Signature* William L. Flaxa

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

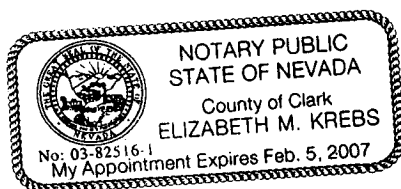
Print Name WILLIAM & HAZEL FLAXA

Subscribed and sworn before me

This 28th day of July, 20 03.

Elizabeth Krebs

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-2874</u>
Meeting Date:	<u>9/25/03</u>
Signs Required:	<u>—</u>
Map #	<u>L-03-3</u>
Total Fee:	<u>—</u>
Receipt #	<u>—</u>
Date Accepted:	<u>8/1/03</u>
Accepted By:	<u>Secm</u>

Justification Letter



Separator Sheet

From the desk of
Jeffery A. Neal

July 21, 2003

City of Las Vegas
Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Subject: Application for Annexation – APN #138-03-602-010

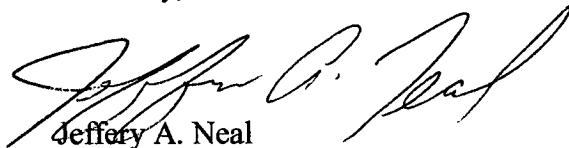
To whom it may concern,

The owners of the above referenced parcel request that the City of Las Vegas annex the property that is currently located within Clark County.

The adjoining properties on three sides are already within the City of Las Vegas. We are planning on selling the property and are aware that potential buyers require that the parcel be within the City of Las Vegas.

Thank you for your consideration in this matter.

Sincerely,


Jeffery A. Neal
Applicant/Representative

7651 North Jones Boulevard • Las Vegas, Nevada 89131
702-645-0878

July 29, 2003

City of Las Vegas
Planning and Development

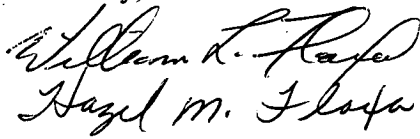
Dear Sir:

We are requesting this annexation in anticipation of selling this property.

The property is currently listed for sale with a realty company and since we are located in a county island, we are sure that a condition of sale will be to annex to the City. We feel that it will reduce the time it takes to complete a sale if there are no annexation issues.

Thank you for considering this application.

Sincerely,

Handwritten signatures of William and Hazel Flaxa. The signature of William is on top, and Hazel's is below it. Both are in cursive script.

William and Hazel Flaxa

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-2874 APN: 138-03-602-010

Name of Property Owner: JEFFERY A. NEAL

Name of Applicant: JEFFERY A. NEAL

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 X 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: _____

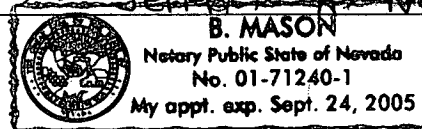
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 29 day of July, 2003

Don County of Clark State of Nevada
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-2874 APN: 138-03-602-010

Name of Property Owner: John P. Neal

Name of Applicant: _____

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

X 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: _____

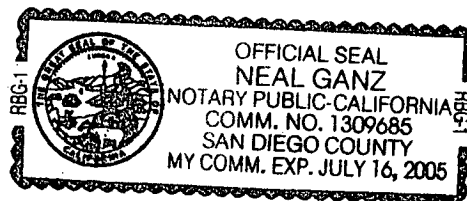
Signature of Property Owner/Authorized Agent: John P. Neal

Print Name: John P. Neal

Subscribed and sworn before me

This 19 day of July, 2003

Neal Ganz
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-2874 APN: 138-03-602-010

Name of Property Owner: Mary Katherine Dockter

Name of Applicant: _____

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

X 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: _____

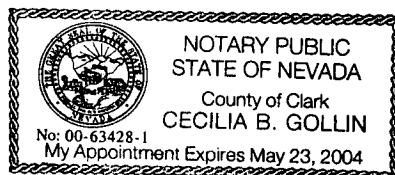
Signature of Property Owner/Authorized Agent: Mary Katherine Dockter

Print Name: Mary Katherine Dockter

Subscribed and sworn before me

This 3rd day of July, 2003

Cecilia B. Gollin, Clark County + State Nevada
Notary Public in and for said County and State



Deed



Separator Sheet

DEED OF PERSONAL REPRESENTATIVE

This deed is made on this 18th day of February, 2003, by JEFFERY A. NEAL,  the duly appointed, qualified and acting Personal Representative of the estate of JOHN E. NEAL, deceased, (hereinafter referred to as "Grantor") and JEFFERY A. NEAL, TERESA JIDOV, MARY K. DOCKTER and JOHN NEAL, each as to an undivided one-quarter (1/4) interest as tenants-in-common, (hereinafter referred to as "Grantees").

The undersigned hereby recites and declares the following:

1. On the 14th day of February, 2003, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, entered an Order Settling First and Final Account and Report and Decree of Final Distribution in the matter of the estate of JOHN E. NEAL, deceased, as referenced in Case Number P48126, said Order directing that the Personal Representative execute all proper and necessary instruments to convey the decedent's right, title and interest in and to the real property located at 4491 North Rainbow Blvd., Las Vegas, Clark County, Nevada, which is legally described below to the Grantees, each as to an undivided one-quarter (1/4) interest as tenants-in-common, their heirs and assigns forever.

2. Said Order Settling First and Final Account and Report and Decree of Final Distribution was filed on the 14th day of February, 2003, and a certified copy of the same is attached hereto for recordation.

NOW, THEREFORE, the Personal Representative, pursuant to the Order above-mentioned of the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, has granted, bargained and sold, and hereby grants, bargains and sells, to Grantees, JEFFERY A. NEAL, TERESA JIDOV, MARY K. DOCKTER and JOHN NEAL, each as to an undivided one-quarter (1/4) interest as tenants-in-common, their heirs and assigns forever, all of the decedent's right, title,

**HP OfficeJet G Series G85xi
Personal Printer/Fax/Copier/Scanner**

**Fax-History Report for
Applied Utility Services
702-515-0800
Jul 01 2003 4:25pm**

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Jul 1	4:22pm	Received	1 702 456 3334	2:22	6	OK

Result:

OK - black and white fax
Okay color - color fax

FILED

FEB 14 10 40 AM '03

Shirley B. Ruggins
CLERK

OFF
ELYSE M. TYRELL, ESQ.
Nevada Bar No: 5531
PATRICIA A. TRENT & ASSOCIATES
8367 W. Flamingo #100
Las Vegas, Nevada 89147
(702) 382-2210
Attorney for the Personal
Representative, JEFFERY A. NEAL

DISTRICT COURT
CLARK COUNTY, NEVADA

In the Matter of the Estate of) CASE NO. P 48126
JOHN E. NEAL, Deceased.) DEPT. NO. VII
)

ORDER SETTLING FIRST AND FINAL ACCOUNT AND REPORT AND DECREE OF
FINAL DISTRIBUTION

Date of Hearing: 02/14/03
Time of Hearing: 9:30 a.m.

BE IT REMEMBERED that JEFFERY A. NEAL, Personal Representative of the estate of the above-named decedent filed herein his First and Final Account and Report, Petition for Fees and Petition for Final Distribution, and the same having been scheduled to be heard by the court on the 14th day of February, 2003; the court having considered the same and having found that proper notice of hearing was duly given in this matter and that all allegations contained in said account and report are true and correct, and good cause appearing therefor,

NOW, THEREFORE, IT IS HEREBY ORDERED that the First and Final Account and Report submitted by the said JEFFERY A. NEAL be, and the same is settled, allowed and approved, and all sales conducted and other actions taken by the said Personal Representative as set forth in said account and report are hereby ratified and approved;

1 and it is

2 FURTHER ORDERED that the Petitioner is authorized and directed
3 to pay himself the sum of \$6,372.93 as and for reimbursement of
4 costs advanced by him in connection with this matter; and it is

5 FURTHER ORDERED that the Personal Representative is authorized
6 and directed to pay the sum of \$10,483.40 to the law firm of
7 Patricia A. Trent & Associates as and for its services rendered in
8 connection with this estate matter; and it is

9 FURTHER ORDERED that the Personal Representative is
10 authorized and directed to pay to the law firm of Patricia A. Trent
11 & Associates, whatever sums may be expended for mailing,
12 certification, recording and other closing costs and winding up
13 expenses, said sum not to exceed \$100.00; and it is

14 FURTHER ORDERED that the Personal Representative is authorized
15 and directed to execute and record a Deed of Personal
16 Representative by virtue of which title to the real property
17 located at 4491 North Rainbow Blvd., Las Vegas, Clark County,
18 Nevada shall be vested in the names of JEFFERY A. NEAL, TERESA
19 JIDOV, MARY K. DOCKTER and JOHN NEAL, each as to an undivided one-
20 quarter (1/4) interest as tenants-in-common, subject to the payment
21 of the pecuniary bequests to the decedent's grandchildren, totaling
22 the sum of \$50,000.00 and reimbursement to JEFFERY A. NEAL,
23 totaling the sum of \$6,372.93, to-wit:

24 Legal Description: Lot Two (2) of the East Half (E ½)
25 of the South Half (S ½) of the Northeast Quarter (NE 1/4)
26 of the Southeast Quarter (SE 1/4) of the Northeast
Quarter (NE 1/4) of Section 3, Township 20 South, Range
60 East, M.D.B.&M.

27 Parcel No: 138-03-602-010

28

1 and it is

2
3 FURTHER ORDERED that, upon the sale of the aforesaid real
4 property, the proceeds therefrom shall be distributed in the
5 following manner, pursuant to the Distribution Agreement on file
6 herein which was executed by the decedent's children, to wit:

7 a. The sum of \$5,000.00 shall be distributed to JULIE
8 NICOLE DOCKTER.

9 b. The sum of \$5,000.00 shall be distributed to JEREMY
10 RANDALL DOCKTER.

11 c. The sum of \$5,000.00 shall be distributed to JOSHUA
12 JIDOV.

13 d. The sum of \$5,000.00 shall be distributed to JENNIFER
14 JIDOV.

15 e. The sum of \$5,000.00 shall be distributed to JAMIE
16 KATHERINE DOCKTER.

17 f. The sum of \$5,000.00 shall be distributed to SARA NEAL.

18 g. The sum of \$5,000.00 shall be distributed to ALAINA NEAL.

19 h. The sum of \$5,000.00 shall be distributed to STEPHEN
20 NEAL.

21 i. The sum of \$5,000.00 shall be distributed to JONATHAN
22 NEAL.

23 j. The sum of \$5,000.00 shall be distributed to KELSEY NEAL.

24 k. The rest, residue and remainder of the decedent's estate
25 shall be distributed in equal shares between JEFFERY A. NEAL,
26 TERESA JIDOV, MARY K. DOCKTER and JOHN NEAL; and it is

27 FURTHER ORDERED that the decedent's residuary estate,
28

1 including any assets which are not now known or which may be
2 hereinafter discovered, shall be distributed in equal shares
3 between the decedent's children; and it is

4 FURTHER ORDERED that the decedent's heirs shall hereby assume
5 any and all tax liability which may ultimately be determined to be
6 owed by the decedent or his estate, thereby releasing the estate,
7 its Personal Representative and counsel for the estate harmless
8 from any and all liability associated therewith; and it is

9 FURTHER ORDERED that the court does hereby retain jurisdiction
10 of the above-referenced estate until the same shall be finally
11 distributed and closed, and upon filing receipts showing payment of
12 all sums of money due, and that the Personal Representative has
13 distributed the residue of the decedent's estate in the manner set
14 forth above, a final discharge shall be entered and filed releasing
15 the said Personal Representative from any and all liability to be
16 hereinafter incurred.

17 DATED and DONE this 14th day of February, 2003.

18 **GENE T. PORTER**

19 DISTRICT JUDGE

20 PATRICIA A. TRENT & ASSOCIATES

21 *Elyse M. Tyrell*
22 ELYSE M. TYRELL, ESQ.
23 8367 W. Flamingo #100
24 Las Vegas, Nevada 89147
Attorney for the Personal
Representative

25 CERTIFIED COPY
26 DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

27 FEB 14 '03

28 CLERK

***** CLARK COUNTY, NEVADA **
FRANCES DEANE, RECORDER
RECORDED AT REQUEST OF: J NEAL

4 02-19-2003 11:02 MAP PAGE COUNT: 6

OFFICIAL RECORDS

BOOK/INSTR:20030219-01101

FEE: 19.00
COST: 19.00

19990825
00973

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That HAZEL MARVELLE FLAXA, without consideration, does hereby Quitclaim to WILLIAM LEE FLAXA, and HAZEL MARVELLE FLAXA as Trustees of the FLAXA REVOCABLE FAMILY TRUST, dated August 13, 1999, all of their right, title, and interest in that real property located in the County of Clark, State of Nevada, bounded and described as follows:

"A parcel of land situate in Section 3, Township 20 South, Range 60 East, Clark County, Nevada more particularly described as follows: The west 1/2 of the south 1/2 of the northeast 1/4 of said Section 3, Township 20 South, Range 60 East, MDM.

Except therefrom the westerly 30.00 feet as deeded to Clark County, Nevada for road purpose.

As shown by certificate of Land Division recorded as Instrument No. 2068801 in book 2109 of Official Records of the County Recorder, Clark County, Nevada."

A.P.N.# 138-03-602-009

GRANTEE'S ADDRESS: 9055 Gray Bluff Drive, Las Vegas, Nevada 89129

WITNESS her hand this 25 day of August, 1999.

Hazel Marvelle Flaxa
HAZEL MARVELLE FLAXA

STATE OF NEVADA)

COUNT OF CLARK)

SS:

On this 25 day of August, 1999
personally appeared before me, a
Notary Public, HAZEL MARVELLE
FLAXA, who acknowledged that
they executed the above instrument.

Julianna K. Malboeuf
NOTARY PUBLIC

When Recorded, please return
to Steven J. Szostek, Esq.,
1640 Alta Dr., Suite 1010
Las Vegas, NV 89106

2001 JUL 31 P 2:20
JULIANNA K. MALBOEUF
Notary Public, State of Nevada
Appointment No. 99-50870-1
My Appt. Expires Nov. 11, 2002

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

STEVEN J SZOSTEK CHARTERED
08-25-1999 13:21 DB1
OFFICIAL RECORDS
BOOK: 990825 INST: 00973
FEE: 7.00 RPT: EX#008

Comments



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/15/03		
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES</td><td style="width: 50%; vertical-align: top;">GARY REID TOM WILKING ROSA CORTEZ JOHN BETTENCOURT CAROLYN CAVINESS JOHN DAY JOANNA CROLLI RITA LUMOS RICK SCHROEDER WALLY SIMPSON</td></tr></table>		DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	GARY REID TOM WILKING ROSA CORTEZ JOHN BETTENCOURT CAROLYN CAVINESS JOHN DAY JOANNA CROLLI RITA LUMOS RICK SCHROEDER WALLY SIMPSON
DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	GARY REID TOM WILKING ROSA CORTEZ JOHN BETTENCOURT CAROLYN CAVINESS JOHN DAY JOANNA CROLLI RITA LUMOS RICK SCHROEDER WALLY SIMPSON			
SUBJECT: PETITION OF ANNEXATION				
APPLICANT: JOHN P. NEAL, ET AL				
FILE NUMBER: ANX-2874				

Please provide your comments regarding the subject Annexation Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the *September 25, 2003* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO BART ANDERSON BY: **AUGUST 26, 2003**

PLANNING COMMISSION MEETING: **SEPTEMBER 25, 2003**

ATTACHMENT:

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

(Revised 8/23/01)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/15/03
TO:	OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) METRO - INTERGOVERNMENTAL SERVICES NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES	STEVE VAN GORP MELANIE DOBOSH STAN OLSEN STEPHEN HARSIN LON GRASMICK
SUBJECT:	PETITION OF ANNEXATION	
APPLICANT:	JOHN P. NEAL, ET AL	
FILE NUMBER:	ANX-2874	

Please provide your comments regarding the subject Annexation Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the *September 25, 2003* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY: **AUGUST 26, 2003**

PLANNING COMMISSION MEETING: **SEPTEMBER 25, 2003**

ATTACHMENT:
Location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
13 AUG 22 PM 3:55
PLANNING AND
DEVELOPMENT

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 8/15/03
TO:	OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) <u>METRO - INTERGOVERNMENTAL SERVICES</u> NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES	STEVE VAN GORP MELANIE DOBOSH STAN OLSEN STEPHEN HARSIN LON GRASMICK
SUBJECT: PETITION OF ANNEXATION		
APPLICANT: JOHN P. NEAL, ET AL		
FILE NUMBER: ANX-2874		

Please provide your comments regarding the subject Annexation Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the *September 25, 2003* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY:

AUGUST 26, 2003

PLANNING COMMISSION MEETING:

SEPTEMBER 25, 2003

ATTACHMENT:

Location map

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

No Significant Law Enforcement Issue

[Signature] 8/20/03



Department of Development Services

Current Planning Division

500 S Grand Central Ave, PO Box 551841 • Las Vegas NV 89155-1841

(702) 455-4314 • Fax: (702) 455-3271

Phil Rosenquist, Director • Barbara Ginoulas, Assistant Director



August 20, 2003

PLANNING AND DEVELOPMENT SERVICES CENTER

Attention: Eddie Dichter, Senior Planner

731 S. Fourth Street

Las Vegas, NV 89101

ZL-0810-03

APN 138-03-602-009 and 138-03-602-010

To Whom It May Concern:

The above-referenced parcels are located in the R-E (Rural Estates Residential) zoning districts.

There are no land use applications on file for these parcels.

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

Sincerely,

GREG CERVEN

Planner

GRC:cms

ANX-2874

BOARD OF COUNTY COMMISSIONERS

MARY KINCAID-CHAUNCEY, Chair • CHIP MAXFIELD, Vice-Chairman
YVONNE ATKINSON GATES • MARK A. JAMES • RORY REID • MYRNA WILLIAMS • BRUCE L. WOODBURY
THOM REILLY, County Manager

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination



To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Bart Anderson, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: August 26, 2003
Re: **ANX-2874** John P. Neal, et al W. Side Rainbow Blvd., S. of Red Coach Ave.
Petition of Annexation

COMMENTS:

We have no objection to the Petition of Annexation for property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue containing approximately 4.39 acres of land.

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

Memorandum

City of Las Vegas

Planning and Development Department

To: Brad Jerbic, City Attorney

From: Sean Robertson, Senior Planner

Date: October 7, 2003

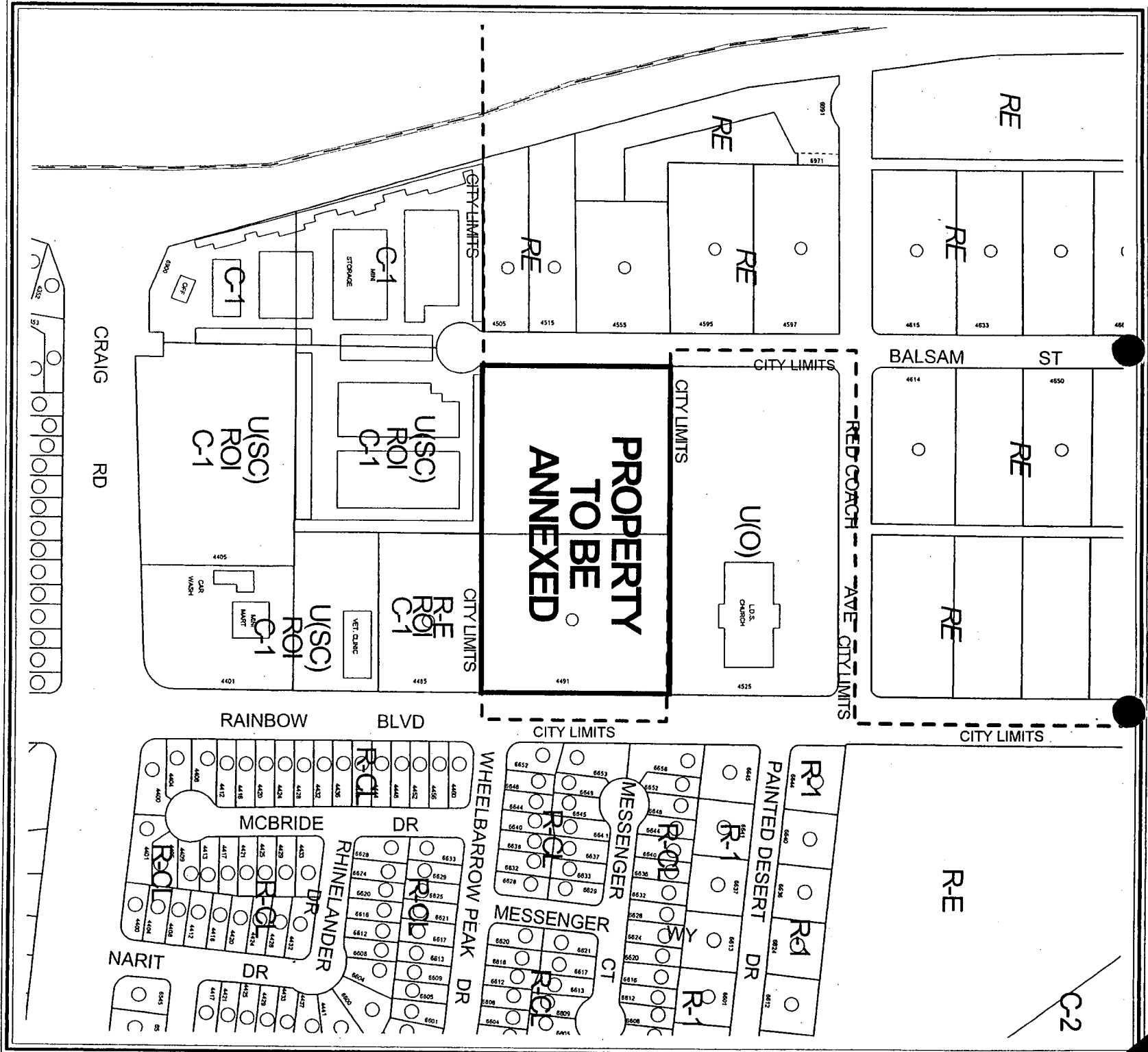
Re: Annexation: ANX-2874

Petitioned By: John P. Neal, et al

Please prepare an ordinance with an effective date of **December 12, 2003** for the subject annexation. This annexation is under the alternate provision provided for by NRS 268.597. The annexation is at the request of the applicant(s).

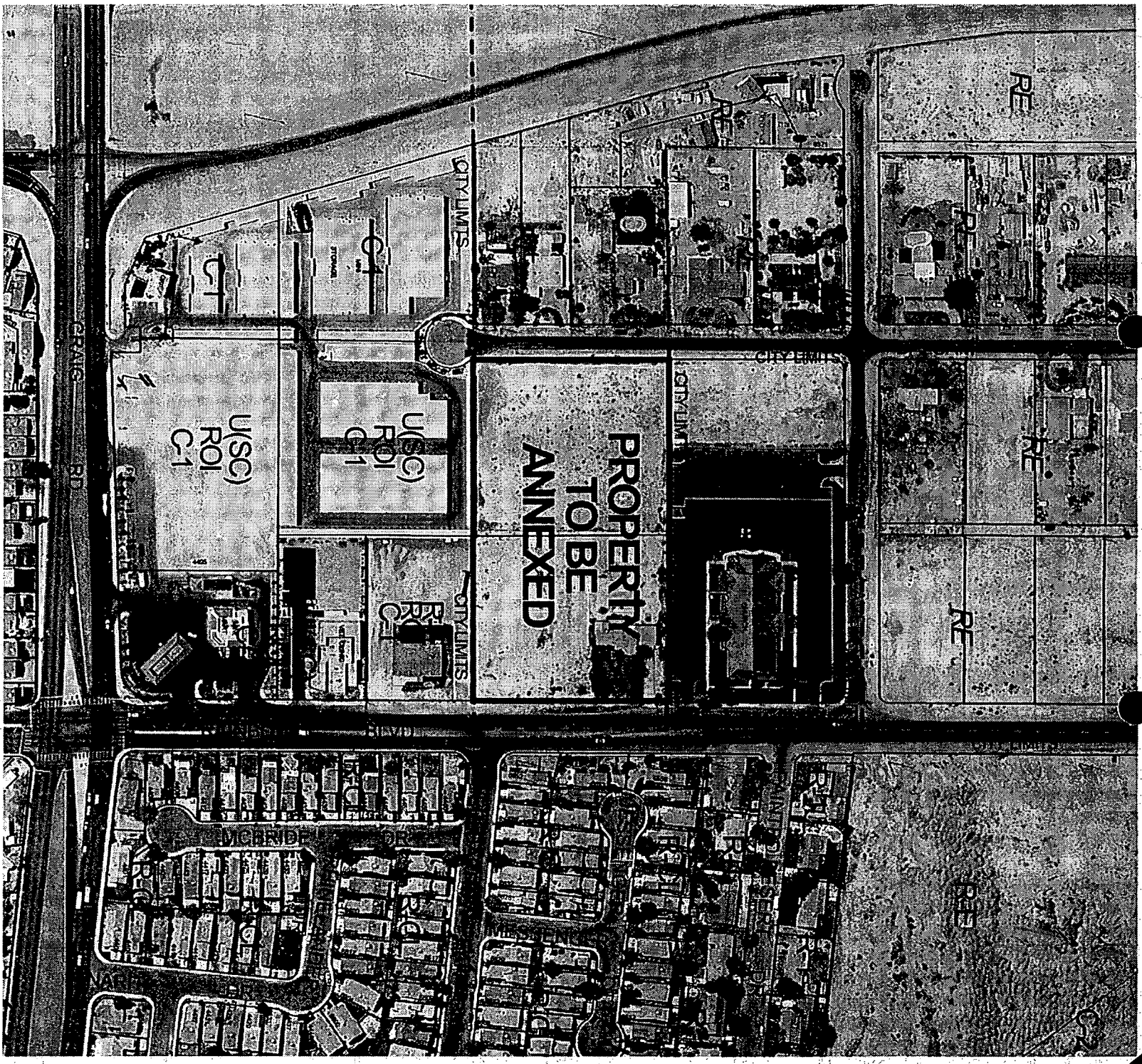
The annexation area is located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 5.254 acres of land. The current county zoning on the site is RE (Rural Estates). The City's zoning equivalent is U (Undeveloped) Zone [O (Office) General Plan Designation] for the parcel to the west and R-E (Residence Estates) for the parcel to the east. [Note: The parcel to the east is developed with a single-family home and the other is vacant. The applicant indicated that the annexation is being requested in order to fulfill a condition of sale. There was no proposed use indicated.]

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 **November 5, 2003** with a final reading on the **December 3, 2003** City Council meeting.



CASE: ANX-2874





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