

7

Inst #: 20160323-0001156
Fees: \$23.00
N/C Fee: \$25.00
03/23/2016 10:10:24 AM
Receipt #: 2715854
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: ANI Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 125-18-403-003

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

ORDINANCE NO. 6514

BILL NO. 2016-15

ANX-62934

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney

RETURN TO: Name City of Las Vegas, Department of Planning

Address 333 North Rancho Drive, 3rd Floor

City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

1
2
3 CERTIFIED AS A TRUE COPY

4 *LuAnn D. Holmes*
CITY CLERK, CITY OF LAS VEGAS

5 3/22/16 *Le pgs*

6 By: **LuAnn D. Holmes, MMC**
City Clerk

7
8 **BILL NO. 2016-15**

9 **ORDINANCE NO. 6514**

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
11 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
12 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
OTHER RELATED MATTERS. (ANX-62934)

13 Sponsored by: Councilman Steven D. Ross

Summary: Annexes property described as
generally located west of North Grand Canyon
Drive, between Solar Avenue and Elkhorn
Road.

14
15
16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

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

21 The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter
22 (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 18, Township 19 South,
Range 60 East M.D.M., in the County of Clark, State of Nevada.

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

25 A. The area to be annexed was contiguous to the City's boundaries at the time

1 the annexation proceedings were instituted;

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

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

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

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

1 | other land use or development applications.

2 | SECTION 4: The annexation of the described territory shall become effective
3 | on the 25th day of March, 2016, and on that date the City will have the funds appropriated in
4 | sufficient amount to finance the extension into the described territory of police protection, fire
5 | protection, street maintenance, street sweeping, and street lighting maintenance.

6 | SECTION 5: The described territory, together with the inhabitants and property
7 | thereof, shall, from and after the 25th day of March, 2016, be subject to all debts, laws, ordinances
8 | and regulations in force in the City and shall be entitled to the same privileges and benefits as other
9 | parts of the City, and shall be subject to municipal taxes levied by the City.

10 | SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
11 | accurate map or plat of the described territory and to record the map or plat, together with a
12 | certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
13 | which recording shall be done prior to the 25th day of March, 2016.

14 | SECTION 7: The described territory, which previously has been zoned R-E
15 | (County of Clark classification), is hereby classified as R-E (City of Las Vegas classification),
16 | which is deemed to be the City equivalent of the County classification.

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

25 | SECTION 9: All ordinances or parts of ordinances or sections, subsections,

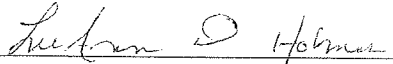
1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
2 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this 17th day of March,
4 2016.

5 APPROVED:

6 By 
7 CAROLYN G. GOODMAN, Mayor

8 ATTEST:

9 
10 LUANN D. HOLMES, MMC
City Clerk

11 APPROVED AS TO FORM:

12  2-2-16
13 Val Steed, Date
14 Deputy City Attorney
15
16
17
18
19
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25

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 17th day of February, 2016, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 16th day of March,
4 2016, 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 Barlow, Ross, Anthony,
8 Coffin and Beers

9 VOTING "NAY": None

10 EXCUSED: None

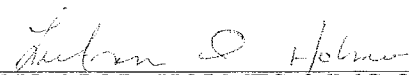
11 ABSTAINED: None

12 DID NOT VOTE: Tarkanian

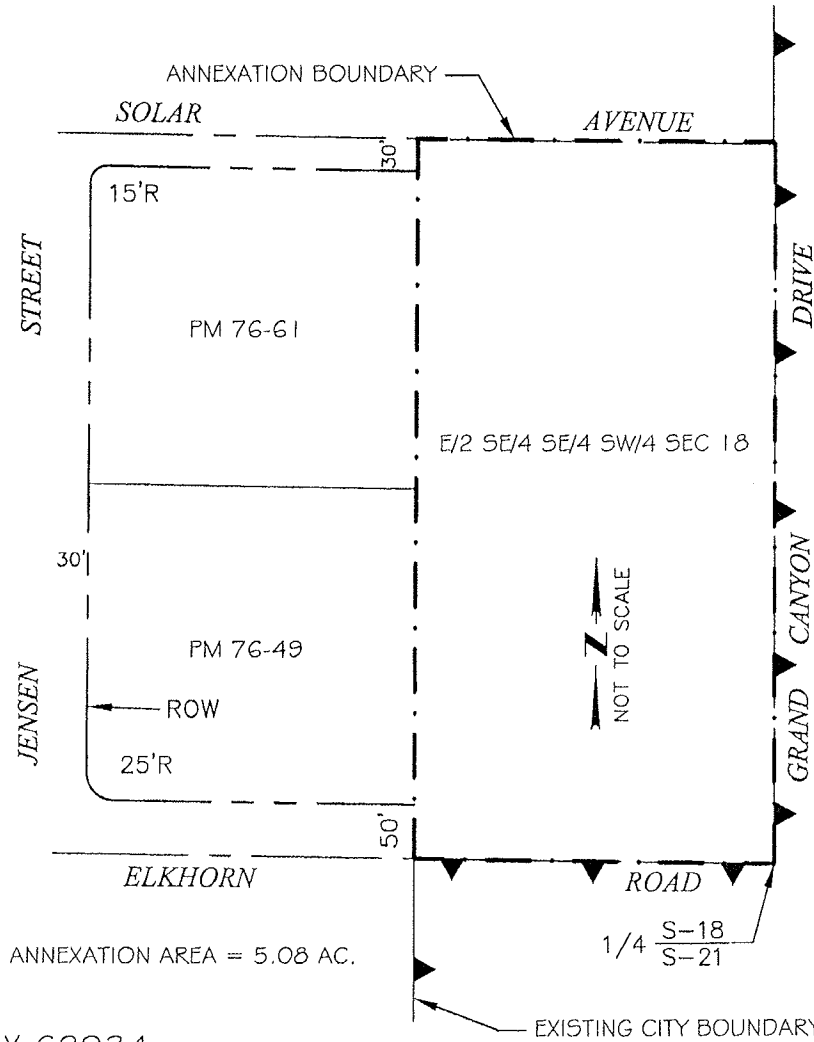
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk

PORTION OF SE 1/4 SE 1/4 SW 1/4 SEC 18, T19S, R60E, M.D.M.



ANNEXATION AREA = 5.08 AC.

ANX-62934

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 6514

THE MAP WAS PREPARED FROM THE INFORMATION AS SHOWN ON PARCEL MAP IN FILE 76, PAGE 61 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

1/20/16 F:\PW\DEPARTMENT\SDSK\PRO\RIGHT-OF-WAY\RW PLATS\ANX-62934.DWG

	DEPARTMENT OF OPERATIONS AND MAINTENANCE
	RIGHT-OF-WAY SECTION
	DATE: JANUARY/2016 DRAWN BY: BYU
SHEET: 1 OF 1	

ANNEXATION PLAT FOR
ANX-62934

WEST OF GRAND CANYON DRIVE
NORTH OF ELKHORN ROAD



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-62934

KULKA LAND, LLC

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT DOES HAVE AN EFFECT

DEPARTMENT

CITY MANAGER REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

I N T E R - O F F I C E M E M O R A N D U M

January 20, 2016

TO:

Val Steed
City Attorney's Office

FROM:

Planning Department
Yorgo Kagafas, AICP
Case Planning
x6196

SUBJECT:

ANX-62934

COPIES TO:

File

ANX-62934 - ANNEXATION - APPLICANT/OWNER: KULKA LAND, LLC - For possible action on a Petition to Annex 5.08 acres located on the southwest corner of North Grand Canyon Drive and Solar Avenue (APN 125-18-403-003), Ward 6 (Ross).

Staff proposes the following dates:

1st Reading by City Council: **February 17, 2016**

Recommendation: **February 29, 2016**

2nd Reading By City Council: **March 2, 2016**

City Council Final: **March 16, 2016**

Effective Date/Recordation of Ordinance: **March 25, 2016**

Location: SWC of North Grand Canyon Drive and Solar Avenue

Acreage: 5.08

County Land Use: RNP (Rural Neighborhood Preservation)

County Zoning: R-E (Rural Estates Residential District)

Existing Use: Undeveloped

Proposed CLV Land Use: RNP (Rural Neighborhood Preservation)

Proposed CLV Zoning: R-E (Residence Estates)

EXPLANATION

This legal description describes a parcel of land generally located west of Grand Canyon Drive and north of Elkhorn Road for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 18, Township 19 South, Range 60 East M.D.M., in the County of Clark, State of Nevada.

The above described parcel of land contains an area of 5.08 acres more or less.

The MAP EXHIBIT accompanying this legal description is attached hereto and made a part thereof.

END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenance
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-62934



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
 Project Address (Location) 7213 N GRAND CANYON, LV, NV 89149
 Project Name Grand Canyon & Clark Hill Proposed Use Residential
 Assessor's Parcel #(s) 125-18-403-003 Ward # _____
 General Plan: existing RHP proposed RL Zoning: existing RE proposed RL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5 Lots/Units _____ Density 2
 Additional Information _____

PROPERTY OWNER KULKA Land Contact RYNE STOKER
 Address 8720 KULKA RD Phone: 702-939-1603 Fax: N/A
 City LAS VEGAS State NV Zip 89161
 E-mail Address RSTOKER@HCOPEK.COM

APPLICANT KULKA Land Contact RYNE STOKER
 Address 8720 KULKA RD Phone: 702-939-1603 Fax: N/A
 City LAS VEGAS State NV Zip 89161
 E-mail Address RSTOKER@HCOPEK.COM

REPRESENTATIVE KULKA Land Contact RYNE STOKER
 Address 8720 KULKA RD Phone: 702-939-1603 Fax: N/A
 City LAS VEGAS State NV Zip 89161
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

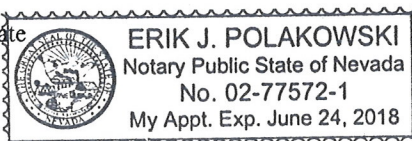
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name RYNE STOKER

Subscribed and sworn before me

This 10 day of December, 2015

 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ANX-62934

Meeting Date: 3-8-16

Total Fee: 330.00

Date Received: 1-11-16

Received By: [Signature]

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

f:\depot\Application Packet\Application Form.pdf

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

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

Number of Acres to be Annexed:

5

General Location of Annexation Area:

Grand Canyon & Elk Horn

Respectfully submitted,

Signature: _____

«OWNERSNAME»

Signature: _____

«OWNERSNAME»

Name (Print):

RYNE SOKER

Address:

KULKA LAND

8720 KULKA ROAD

LAS VEGAS, NV 89161

RECEIVED
JAN 11 2015
Dept of Planning
City of Las Vegas

1/11/15

CITY OF LAS VEGAS

we ACCEPT the EXISTING Zoning
CLASSIFICATIONS FOR APN # 125-12-403-003.
we UNDERSTAND THAT the PARCELS
will BE ANNEXED WITH the CURRENT
Zoning. we ARE NOT AWARE OF ANY
PENDING Zoning APPLICATIONS IN PROCESS
AT CLARK COUNTY.

KULKA Land

MM

RYNE STOKER

RECEIVED
JAN 11 2015
Dept of Planning
City of Las Vegas

January 11, 2016

City of Las Vegas
333 North Ranch
Las Vegas, NV 89106

Reference: Case #: ANX-62934
APN #: 125-18-403-003

Ladies & Gentlemen:

Pursuant to the City's requirement for annexation, we have investigated and found that there are no zoning actions in process or approved with Clark County for the above referenced parcel of parcel of land.

Please process our annexation request under the current Clark County zoning, which is RE 2 units per acre.

If there are any questions regarding this correspondence or our annexation application, please contact John Prlina @ 702-465-1245.

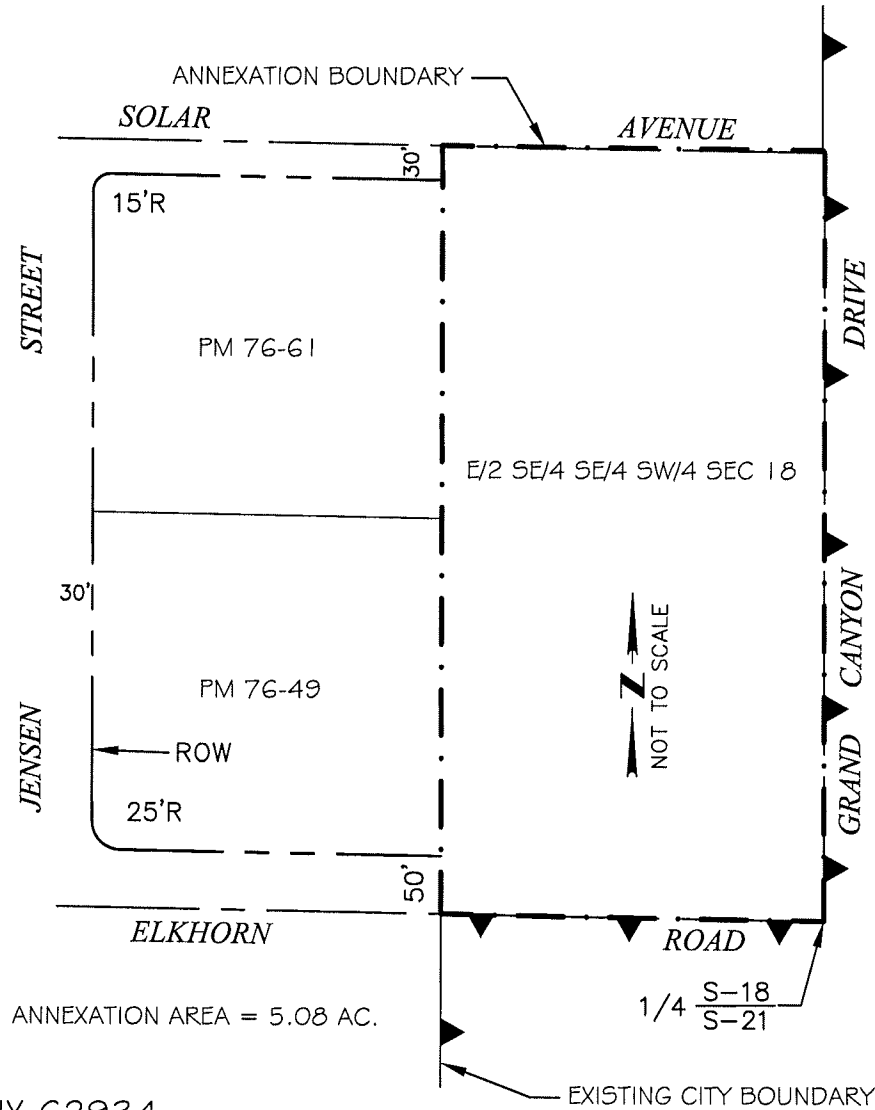
Sincerely,


Ryne Stoker
Kufka Land

RECEIVED
JAN 19 2016
Dept of Planning
City of Las Vegas

RECEIVED
JAN 19 2016
Dept of Planning
City of Las Vegas 

PORTION OF SE 1/4 SE 1/4 SW 1/4 SEC 18, T19S, R60E, M.D.M.



ANX-62934

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

THE MAP WAS PREPARED FROM THE INFORMATION AS SHOWN ON PARCEL MAP IN FILE 76, PAGE 61 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

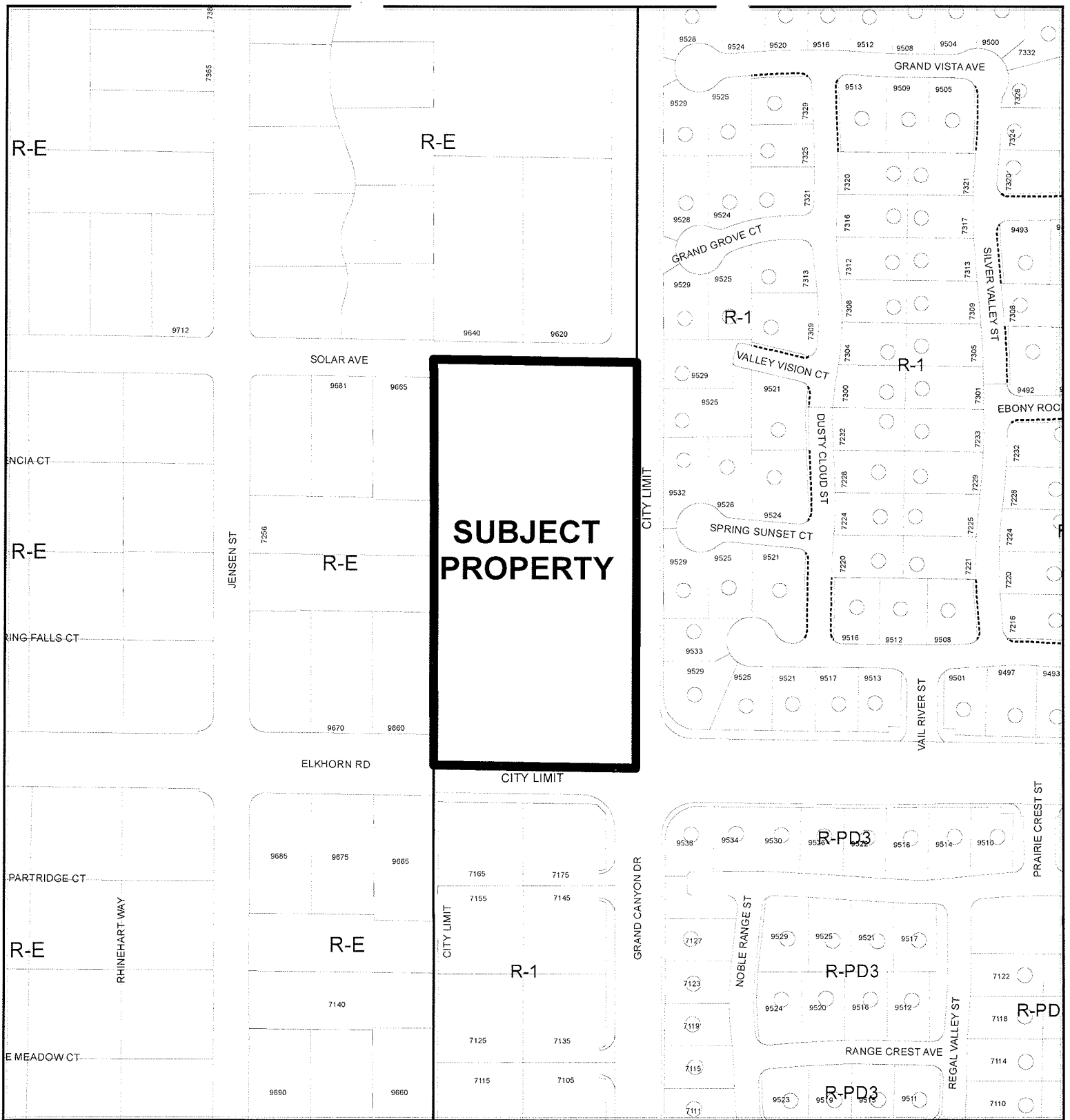
1/20/16 F:\PW\DEPARTMENT\SDSKPRO\RIGHT-OF-WAY\RW PLATS\ANX-62934.DWG

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION
DATE: JANUARY/2016 DRAWN BY: BYU
SHEET: 1 OF 1



ANNEXATION PLAT FOR
ANX-62934

WEST OF GRAND CANYON DRIVE
NORTH OF ELKHORN ROAD



CASE: ANX-62934



LEGAL DESCRIPTION REQUEST FOR ANNEXATIONS

City of Las Vegas
Department of Operations & Maintenance
Right-of-Way

To: Nancy Almanzan, Right-of-Way Manager

Owner Name: Kulka Land, LLC

Assessor's Parcel Number(s): 125-18-403-003

Hansen #: 62934 PRJ #: N/A

Date Requested: 1/11/16 Date Required: 1/28/16

Requested by: Yorgo Phone #: 6196

APN(s) of adjacent 1/8th CLV limit: 125-18-811-045

ADDITIONAL INFORMATION:

**THE FOLLOWING DOCUMENTS MUST BE INCLUDED WITH THIS REQUEST OR
AVAILABLE IN E-PLAN:**

- ☐ Vesting Document (current ownership deed)
- ☐ Annexation and/or Sewer Agreement

Do not write below this line – Right-of-Way use only

Prepared by: _____ Assigned Date: _____

Reviewed by: _____ Final Approval: _____

Sent to Planning: _____

First Reading: _____ Second Reading: _____

Council Approval: _____ Recording Info: _____

NOTES:

A.P.N.: 125-18-403-003
R.P.T.T.: \$3,060.00

Escrow No.: 15-12-0200-BB

Mail tax bill to and when recorded mail to:
Kulka Land, LLC, a Nevada limited liability
company
8720 Kulka Road
Las Vegas, NV 89161

Inst #: 20151228-0002056
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$3060.00 Ex: #
12/28/2015 02:45:21 PM
Receipt # 264844
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: CDE Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **4101 LLC, a Nevada limited liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Kulka Land, 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 LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:
7213 North Grand Canyon Drive, Las Vegas, NV 89149

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED
JAN 11 2015
Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 21 day of December, 2015.

4101 LLC, a Nevada limited liability company

By: Ignite Funding, LLC, a Nevada limited liability company
its Manager Manager

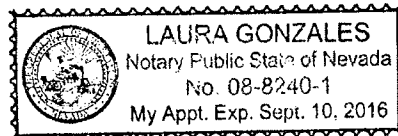
(Cook)

By: Carrie Cook, Manager/President

State of Nevada }
County of Clark } ss:

This instrument was acknowledged before me on 12/21/15
by CARRIE COOK as President
of Ignite Funding, LLC, a Nevada limited liability company as Manger of
4101 LLC, a Nevada limited liability company

Laura G
NOTARY PUBLIC
My Commission Expires: 9/10/16



Laura Gonzales - Notary Public - State of Nevada
No. 08-8240-1 - expires 9/10/2016

EXHIBIT "A"

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.B. & M.

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

a) 125-18-403-003

b) _____

c) _____

d) _____

2. Type of Property:

a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence

c. ☐ Condo/Twnhse d. ☐ 2-4 Plex

e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l

g. ☐ Agricultural h. ☐ Mobile Home

☐ Other: _____

FOR RECORDER'S OPTIONAL USE
ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property: _____

\$600,000.00

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

\$

c. Transfer Tax Value: _____

\$600,000.00

d. Real Property Transfer Tax Due: _____

\$3,060.00

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 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: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

4101 LLC, a Nevada limited liability
company

Print Name: _____

Print Name: Kulka Land, LLC

Address: c/o Ignite Funding, 6750 Via Austi
Parkway, Suite 230

Address: 8720 Kulka Road
7212 North Grand Canyon Drive

City: Las Vegas

City: Las Vegas

State: NV Zip: 89119

State: NV Zip: 89149-8416

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

Print Name: Nevada Title Company

Esc. #: 15-12-0200-BB

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas State: NV Zip: 89169-6703

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

KULKA LAND, LLC

Business Entity Information

Status:	Active	File Date:	12/16/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0589042015-5
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151744836	Business License Exp:	12/31/2016

Additional Information

Series LLC (YES if applicable):	
Restricted LLC (YES if applicable):	YES

Registered Agent Information

Name:	AMEN LAW OFFICE, PLLC	Address 1:	10161 PARK RUN DR STE 150
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89145
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			



Officers

☐ Include Inactive Officers

Manager - RYNE C STOKER

Address 1:	8720 KULKA RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89161	Country:	
Status:	Active	Email:	



Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20150549554-40	# of Pages:	1

File Date:	12/16/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150574708-39	# of Pages:	1
File Date:	12/30/2015	Effective Date:	
ilo			

AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

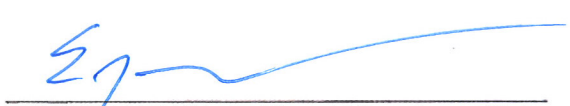
1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.


«OWNERSNAME»

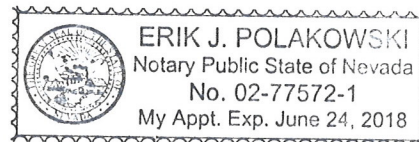
«OWNERSNAME»

Subscribed and sworn to before me this

10 day of December, 2015



NOTARY PUBLIC in and for said County and State



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Dept.
City



DEPARTMENT OF PLANNING

ANNEXATION SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner. An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Annexation is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Annexation application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Annexation.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

COUNTY ZONING AND ENTITLEMENTS: Should the request for annexation include a request to accept Clark County Zoning and Entitlements, a copy of County actions should be included. Those actions must include any conditions of approvals, site plans, elevations, landscape plans and any other exhibits or attachments. If there are none, then a written statement signed and dated by the owner of the property is required stating that there are no Entitlements nor are any pending in Clark County.

FEES: \$300.00 plus \$30 for recording of Notice of Zoning Action

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-12-403-003

Name of Property Owner: KULKA Land

Name of Applicant: KULKA Land

Name of Representative: Ryne Soder

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: _____

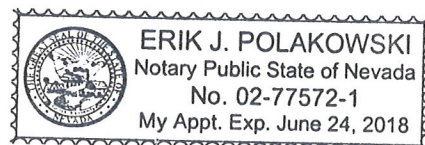
Signature of Property Owner: _____

Print Name: Ryne Soder

Subscribed and sworn before me

This 10 day of December, 2015

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



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JAN 11 2015
Dept of Planning
City of Las Vegas