

8C

Inst #: 20160421-0002116

Fees: \$24.00

N/C Fee: \$25.00

04/21/2016 03:30:52 PM

Receipt #: 2742528

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: MAYSM Pgs: 8

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# 125-26-410-005

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

ORDINANCE NO. 6521

BILL NO. 2016-22

ANX-63178

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
4
5 CERTIFIED AS A TRUE COPY

6 LuAnn D. Holmes, City Clerk
City of Las Vegas
7/20/16 782

8 BILL NO. 2016-22

9 ORDINANCE NO. 6521

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-63178)

13 Sponsored by: Councilman Steven D. Ross

Summary: Annexes property described
generally as located at 5664 North Rainbow
Boulevard.

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

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

20 That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4)
21 of Section 26, Township 19 South, Range 60 East, MDM, Clark County, Nevada,
22 being LOT 11 in BLOCK 1 of the plat of RAINBOW GARDENS SUBDIVISION,
on file in Book 17 of Plats, Page 6, of Clark County, Nevada Records, together
with the adjoining half-street portion of RAINBOW BOULEVARD (50.00 foot
half-street width) described as follows:

23 COMMENCING at the southwest corner of said Section 26, also being the
24 centerline intersection of ANN ROAD and RAINBOW BOULEVARD; thence
25 along the west line of said Section 26 and along the centerline of said RAINBOW
BOULEVARD, North 00°50'29" East, 269.19 feet to the POINT OF BEGINNING;

1 thence continuing along the west line of said Section 26, North 00°50'29" East,
2 130.00 feet a point on the westerly projection of the north line of said LOT 11;
3 thence along said westerly projection, South 88°45'34" East, 50.00 feet to the
4 northwest corner of said LOT 11; thence along the north line of said LOT 11,
5 South 88°45'34" East, 270.40 feet to the northeast corner of said LOT 11; thence
6 along the east line of said LOT 11, South 01°14' 26" West, 130.00 feet to the
7 southeast corner of said LOT 11; thence along the south line of said LOT 11,
8 North 88°45'34" West, 269.50 feet to the southwest corner of said LOT 11; thence
9 along the westerly projection of the south line of said LOT 11,
10 North 88°45'34" West, 50.00 feet to the POINT OF BEGINNING.

11 The Basis of Bearings for this land description is North 00°50'29" East, being the
12 west line of Section 26, Township 19 South, Range 60 East, MDM, Clark County,
13 Nevada, as shown in Book 17 of Plats, Page 6, of Clark County, Nevada Records.

14 Written by:

15 Neil Wacaser

16 City of Las Vegas, Department of Operations & Maintenance

17 333 N. Rancho Drive

18 Las Vegas, NV, 89106

19 (702) 229-2475

20 nwacaser@lasvegasnevada.gov

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

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

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

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

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

33 SECTION 3: The City will provide police protection through the Las Vegas

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

17 SECTION 4: The annexation of the described territory shall become effective
18 on the 29th day of April, 2016, and on that date the City will have the funds appropriated in
19 sufficient amount to finance the extension into the described territory of police protection, fire
20 protection, street maintenance, street sweeping, and street lighting maintenance.

21 SECTION 5: The described territory, together with the inhabitants and property
22 thereof, shall, from and after the 29th day of April, 2016, be subject to all debts, laws, ordinances
23 and regulations in force in the City and shall be entitled to the same privileges and benefits as other
24 parts of the City, and shall be subject to municipal taxes levied by the City.

25 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an

1 accurate map or plat of the described territory and to record the map or plat, together with a
2 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
3 which recording shall be done prior to the 29th day of April, 2016.

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

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

15 ...

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

4 PASSED, ADOPTED and APPROVED this 20th day of Apr,
5 2016.

6 APPROVED:

7
8 By Carolyn G. Goodman
CAROLYN G. GOODMAN, Mayor

9 ATTEST:

10 Luann D. Holmes
11 LUANN D. HOLMES, MMC
City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 3-1-16
14 Val Steed, Date
15 Deputy City Attorney
16
17
18
19
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24
25

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 16th day of March, 2016, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 20th day of April, 2016, which
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance
5 was read by title to the City Council as first introduced and adopted by the following vote:

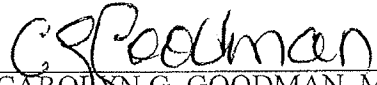
6 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Ross, Anthony,
7 Coffin and Beers

8 VOTING "NAY": None

9 EXCUSED: Barlow

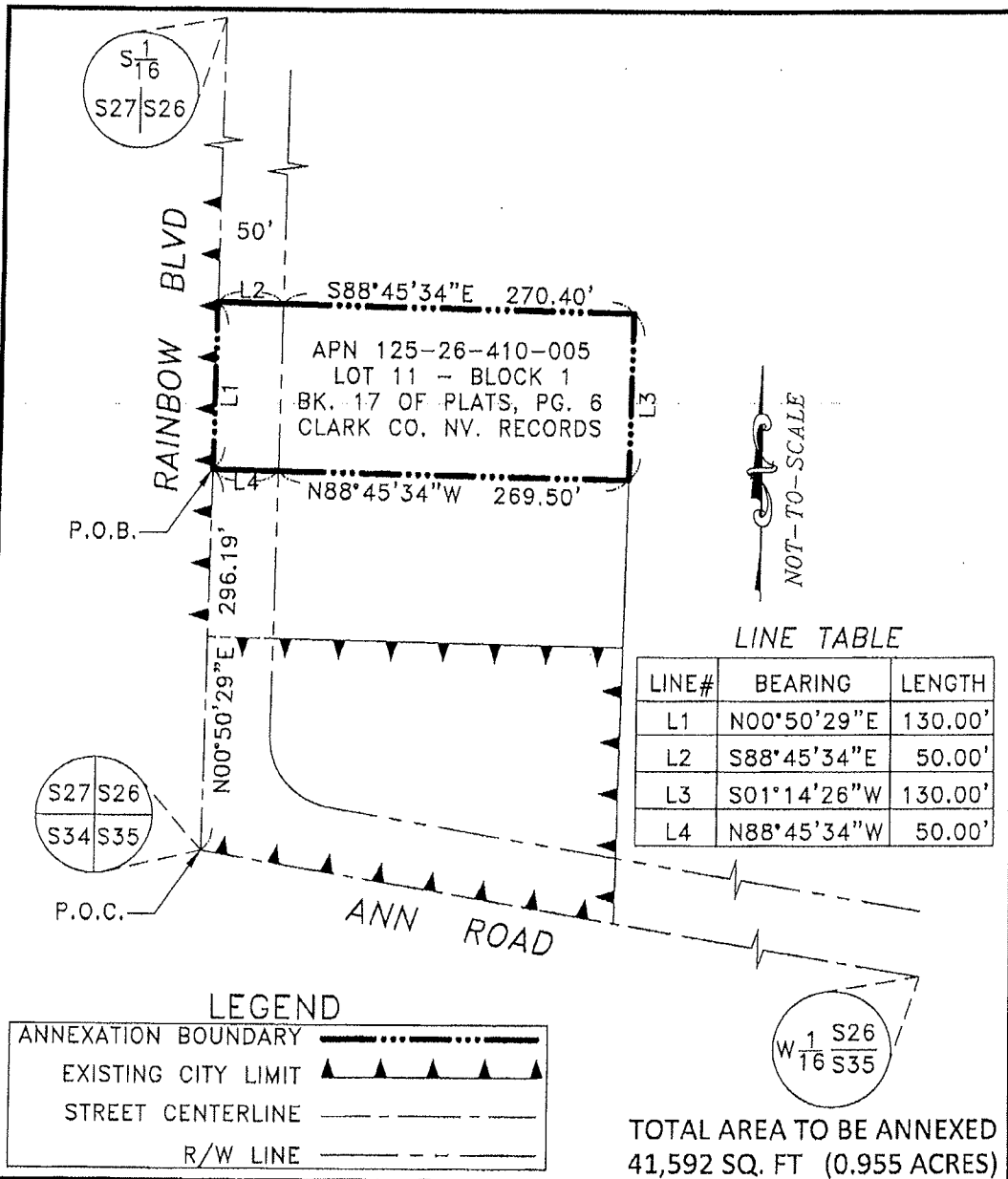
10 ABSTAINED: None

11
12 APPROVED:

13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk



ANX-63178

ANNEXED TO THE CITY OF LAS VEGAS UNDER
ORDINANCE NO. 6521

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS
SHOWN IN BOOK 17 OF PLATS, PAGE 6 OF CLARK COUNTY, NEVADA,
RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS
OF THE INFORMATION SHOWN THEREON

DATE: 2-8-2016

DRAWN BY: NW

(ex160201.doc)



DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-63178

LISA AND ADAM TAYOR

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

February 9, 2016

TO:

Val Steed
City Attorney's Office

FROM:

Planning Department
Yorgo Kagafas, AICP
Case Planning
x6196

SUBJECT:

ANX-63178

COPIES TO:

File

ANX-63178 - ANNEXATION - APPLICANT/OWNER: LISA AND ADAM TAYLOR - For possible action on a Petition to Annex 0.81 acres located 5664 North Rainbow Boulevard (APN 125-26-410-005), Ward 6 (Ross).

Staff proposes the following dates:

1st Reading by City Council: **March 16, 2016**

Recommendation: **April 4, 2016**

2nd Reading By City Council: **April 6, 2016**

City Council Final: **April 20, 2016**

Effective Date/Recordation of Ordinance: **April 29, 2016**

Location: 5664 North Rainbow Boulevard

Acreage: 0.81

County Land Use: RN (Rural Neighborhood)

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

Existing Use: Undeveloped

Proposed CLV Land Use: DR (Desert Rural Density Residential)

Proposed CLV Zoning: R-E (Residence Estates)

EXPLANATION:

This legal description describes a parcel of land, generally located north of Ann Road and east of Rainbow Boulevard, for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 19 South, Range 60 East, MDM, Clark County, Nevada, being LOT 11 in BLOCK 1 of the plat of RAINBOW GARDENS SUBDIVISION, on file in Book 17 of Plats, Page 6, of Clark County, Nevada Records, together with the adjoining half-street portion of RAINBOW BOULEVARD (50.00 foot half-street width) described as follows:

COMMENCING at the southwest corner of said Section 26, also being the centerline intersection of ANN ROAD and RAINBOW BOULEVARD; thence along the west line of said Section 26 and along the centerline of said RAINBOW BOULEVARD, North 00°50'29" East, 269.19 feet to the POINT OF BEGINNING; thence continuing along the west line of said Section 26, North 00°50'29" East, 130.00 feet a point on the westerly projection of the north line of said LOT 11; thence along said westerly projection, South 88°45'34" East, 50.00 feet to the northwest corner of said LOT 11; thence along the north line of said LOT 11, South 88°45'34" East, 270.40 feet to the northeast corner of said LOT 11; thence along the east line of said LOT 11, South 01°14' 26" West, 130.00 feet to the southeast corner of said LOT 11; thence along the south line of said LOT 11, North 88°45'34" West, 269.50 feet to the southwest corner of said LOT 11; thence along the westerly projection of the south line of said LOT 11, North 88°45'34" West, 50.00 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 41,592 square feet, or 0.955 acres, more or less.

The Basis of Bearings for this land description is North 00°50'29" East, being the west line of Section 26, Township 19 South, Range 60 East, MDM, Clark County, Nevada, as shown in Book 17 of Plats, Page 6, of Clark County, Nevada Records.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:

Neil Wacaser

City of Las Vegas, Department of Operations & Maintenance

333 N. Rancho Drive

Las Vegas, NV., 89106

(702) 229-2475

nwacaser@lasvegasnevada.gov

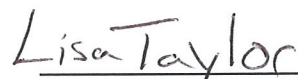
AGREEMENT

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»



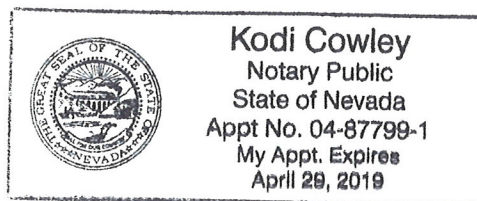
«OWNERSNAME»

Subscribed and sworn to before me this

15 day of January, 2016



NOTARY PUBLIC in and for said County and State



RECEIVED

FEB 02 2016

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:

.75

General Location of Annexation Area:

Respectfully submitted,

Signature: _____

«OWNERSNAME»

Signature: _____

«OWNERSNAME»

Name (Print):

Lisa Taylor

Address:

5664 N. Rainbow Blvd

Las Vegas, NV 89130

RECEIVED

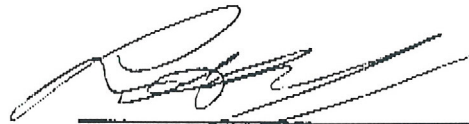
FEB 02 2016

DECLARATION OF LISA A. TAYLOR

I, LISA A. TAYLOR, declare under penalty of perjury that the following is true and correct and state:

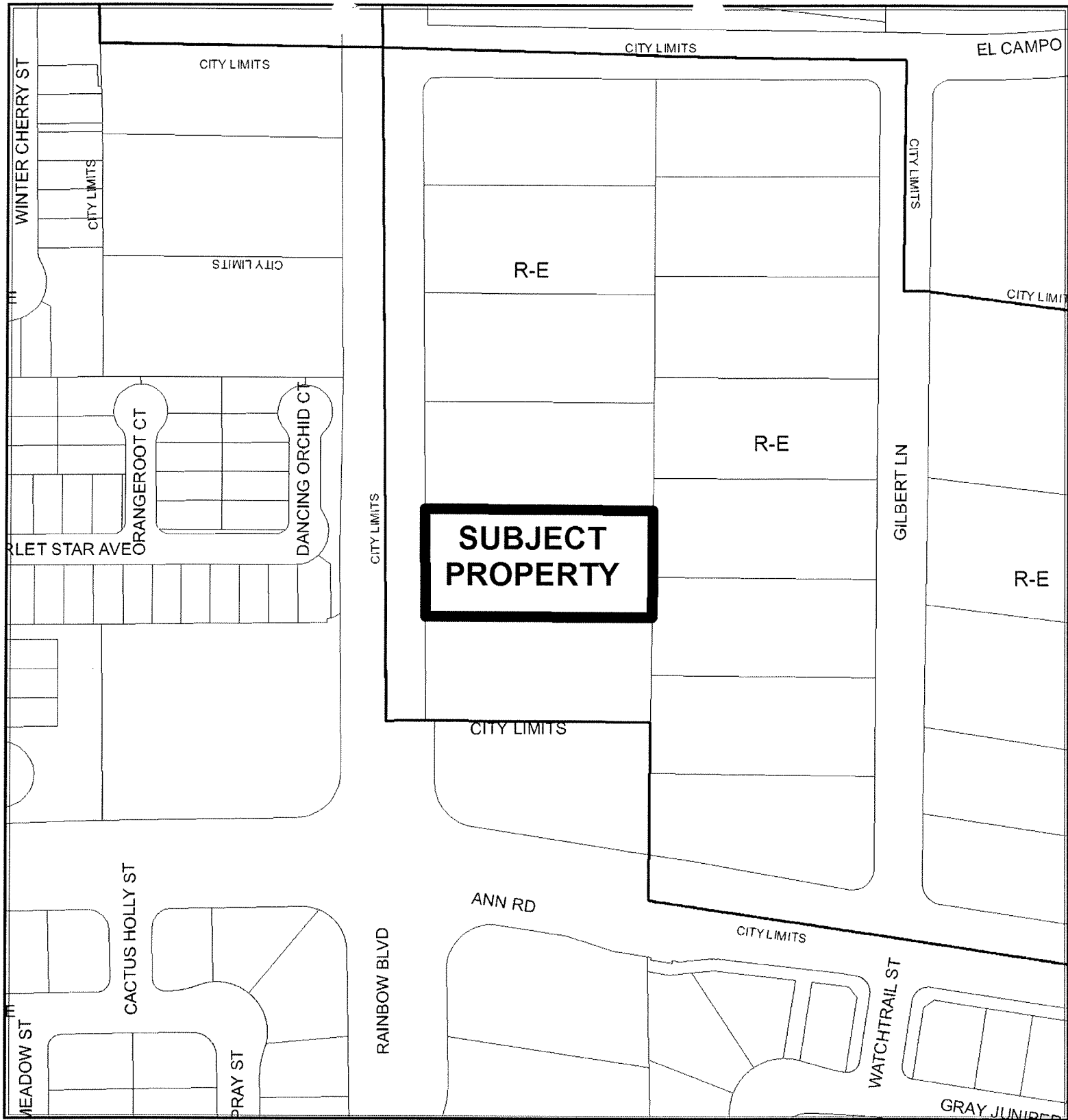
1. That I am a citizen of the United States, over the age of eighteen (18) years, and competent to testify as to the matters stated herein;
2. That I am the owner of the property located at 5664 N. Rainbow Blvd., Las Vegas, Nevada;
3. That at the time of the signing of this Declaration, there were no encumbrances, liens or entitlements against my property and in favor of Clark County.

DATED: This 08 day of January, 2016.

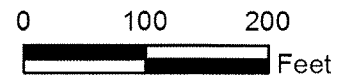


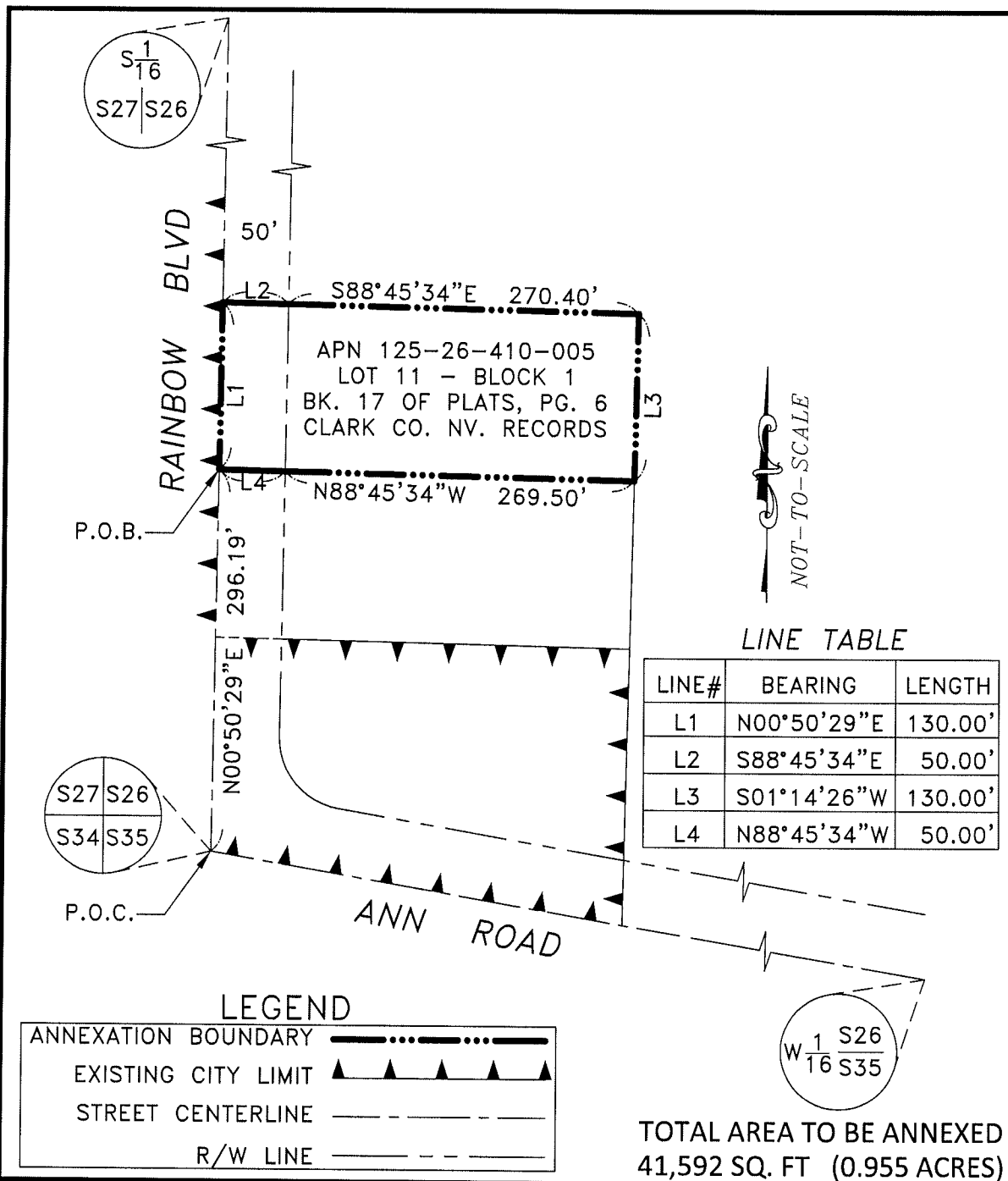
LISA A. TAYLOR**RECEIVED**

FEB 02 2016



CASE: ANX-63178





ANX-63178

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

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS
SHOWN IN BOOK 17 OF PLATS, PAGE 6 OF CLARK COUNTY, NEVADA,
RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS
OF THE INFORMATION SHOWN THEREON

DATE: 2-8-2016

DRAWN BY: NW

(ex160201.doc)



DEPARTMENT OF OPERATIONS
& MAINTENANCE
RIGHT OF WAY SECTION



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: k Lisa A. Taylor + Adam Taylor
 Project Address (Location) 5664 N. Rainbow Blvd, LV NV 89130
 Project Name Taylor Proposed Use Residential
 Assessor's Parcel #(s) 125-26-410-005 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 2325 Floor Area Ratio 2324
 Gross Acres .81 Lots/Units 1 Density Low
 Additional Information _____

PROPERTY OWNER Lisa Taylor + Adam Taylor Contact Lisa Taylor
 Address 5664 N Rainbow Blvd Phone: 645-0150 Fax: 645-0151
 City Las Vegas State NV Zip 89130
 E-mail Address Lisa@L.taylorlaw.com

APPLICANT Lisa Taylor + Adam Taylor Contact Lisa Taylor
 Address 5664 N. Rainbow Blvd Phone: 645-0150 Fax: 645-0151
 City Las Vegas State NV Zip 89130
 E-mail Address Lisa@L.taylorlaw.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 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 purchaser (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: [Signature]

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

Print Name Lisa Taylor + Adam Taylor

Subscribed and sworn before me

This 18th day of FEBRUARY, 2016.

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:



Kodi Cowley
 Notary Public
 State of Nevada
 Appt No. 04-87799-1
 My Appt. Expires
 April 29, 2019

*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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: K Lisa A. Taylor
 Project Address (Location): 5664 N. Rainbow Blvd, LV NV 89130
 Project Name: Taylor Proposed Use: Residential
 Assessor's Parcel #(s): 125-26-410-005 Ward #: 10
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage: 2325 Floor Area Ratio: 2324
 Gross Acres: 81 Lots/Units: 1 Density: Low
 Additional Information: _____

PROPERTY OWNER Lisa Taylor Contact Lisa Taylor
 Address 5664 N Rainbow Blvd Phone: 645-0150 Fax: 645-0151
 City Las Vegas State NV Zip 89130
 E-mail Address Lisa@L.taylorlaw.com

APPLICANT Lisa Taylor Contact Lisa Taylor
 Address 5664 N Rainbow Blvd Phone: 645-0150 Fax: 645-0151
 City Las Vegas State NV Zip 89130
 E-mail Address Lisa@L.taylorlaw.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 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 purchaser (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: [Signature]

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

Print Name: Lisa Taylor

Subscribed and sworn before me

This 8th day of FEBRUARY, 2016.

[Signature]

Notary Public in and for said County and State



Kodi Cowley
 Notary Public
 State of Nevada
 Appt No. 04-87799-1
 My Appt. Expires
 April 29, 2019

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.

\\depot\Application Pack\Application Form.pdf

Law Office of Lisa A. Taylor, Esq.

5664 N. Rainbow Blvd.
Las Vegas, Nevada 89130
Phone: (702) 645-0150
Fax: (702) 645-0151

Fax

Jim MarshallFrom: Lisa A. Taylor

Department of Planning

Pages: 2

Facsimile: (702) 474-0352

Date: February 8, 2016

Our File #

☐ Urgent ☐ For Review ☐ Comment Requested ☐ Reply Requested ☐ Recycle

Application / Petition Form

The information contained in this facsimile message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, at the number listed above, and delete the original message. Thank you.



LEGAL DESCRIPTION REQUEST

FOR ANNEXATIONS

Department

ANX-63178

To: Nancy Almanzan, Right-of-Way Manager

Owner Name: Lisa TaylorAssessor's Parcel Number(s): 125-26-410-005Hansen #: 63178PRJ #: N/ADate Requested: February 2, 2016Date Required: February 18, 2016Requested by: YorgoPhone #: 6196APN(s) of adjacent 1/8th CLV limit: 125-27-815-058

ADDITIONAL INFORMATION:

Owner request.**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:



20090324-0004025

Fee: \$15.00 RPTT: \$1,326.00

N/C Fee: \$25.00

03/24/2009 15:47:40

T20090101037

Requestor:

NORTH AMERICAN TITLE SAHARA

Debbie Conway MSH

Clark County Recorder Pgs: 4

RECORDING REQUESTED BY:
North American Title Company

RPTT \$1,326.00

Escrow No.: 45006-09-62825

A.P.N.: 125-26-410-005

When recorded mail along with tax statements
to:

Lisa A. Taylor

9128 DOANE AVE.

LAS VEGAS, NV. 89143

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$10.00 STATE TRANSFER TAX IS \$1,326.00

☒ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale.☐ unincorporated area ☒ City of Las Vegas ANDFOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AMTRUST, formerly known as
Ohio Savings Bank **Seller**

hereby GRANT(S) to Lisa A. Taylor, AND ADAM TAYLOR, WIFE AND HUSBAND AS JOINT TENANTS

Buyer

the following described real property in the County of CLARK, State of Nevada:

PLEASE SEE ATTACHED 'EXHIBIT A'

Dated: March 3, 2009

STATE OF OHIO
COUNTY OF CUYAHOGA

On before me

Michael S. ErbNotary Public, personally appeared Paula Lechlitrer,
VICE PRESIDENT personally known to me (or proved to
me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized
capacity(ies) and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of
which the person(s), acted, executed the instrument.

} ss.

Seller

AMTRUST

Paula Lechlitrer, Vice President

WITNESS my hand and official seal.

MICHAEL S. ERB

Notary Public, State of Ohio

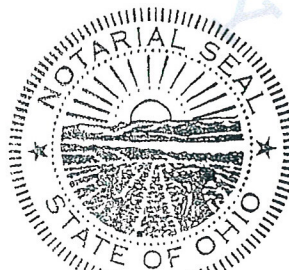
My Commission Expires Sept. 14, 2011

(Recorded in Cuyahoga County)

Signature

Signature of Notary

Commission Expiration Date:



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Address of Buyer

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FEB 02 2016

Escrow No.: 45006-09-62825

EXHIBIT "A"

PARCEL NO. 1:

Lot 11 in Block 1 of Rainbow Gardens Subdivision as shown by Map thereof on file in Book 17 of Plats, Page 6 in the office of the County Recorder of Clark County, Nevada.

PARCEL NO. 2:

A non-exclusive easement for alley purposes over, along and across the West 10 feet of Lots 9 and 10 and 12 through 15 inclusive and the East 10 feet of Lots 1 through 7 inclusive of Rainbow Gardens Subdivision.

ASSessor's COPY

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-26-410-005
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS USE ONLY

Document/Instrument #: _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 260,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 260,000.00
d. REAL PROPERTY TRANSFER TAX DUE \$ 1,326.00

4. IF EXEMPTION CLAIMED:

- a) Transfer tax exemption per NRS 375.090, Section _____
b) Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature *Paula J. Lechlitrne* Capacity Seller-AmTrust **PAULA J. LECHLITNE**
Ice President

Signature *Signed in counterpoint* Capacity _____

SELLER (GRANTOR) INFORMATION (Required) BUYER (GRANTEE) INFORMATION (Required)

AMTRUST
Print Name
1111 CHESTER AVE.
Address
CLEVELAND
City
OHIO 44114-3545
State Zip

See Attached
Print Name
Address
City
State Zip

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

North American Title Company Escrow# 45006-09-62825
Company's/Person Name
7660 W. Sahara Ave., Suite 150 Las Vegas Nevada 89117
Address City State Zip

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

Con't

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Signature Signed in counter part

Capacity _____

Signature [Signature]

Capacity Buyer

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

See Attached

Lisa A. Taylor

Print Name _____

Print Name _____

Address _____

Address 9128 Doane Ave

City _____

City LAS Vegas

State _____ Zip _____

State NV Zip 89143

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North American Title Company Escrow# 45006-09-62825

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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, than 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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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 1:12,100 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PMD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PMD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
PG 24-43 PLAT RECORDING NUMBER
5 BLOCK NUMBER
CL 5.5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T19S R60E

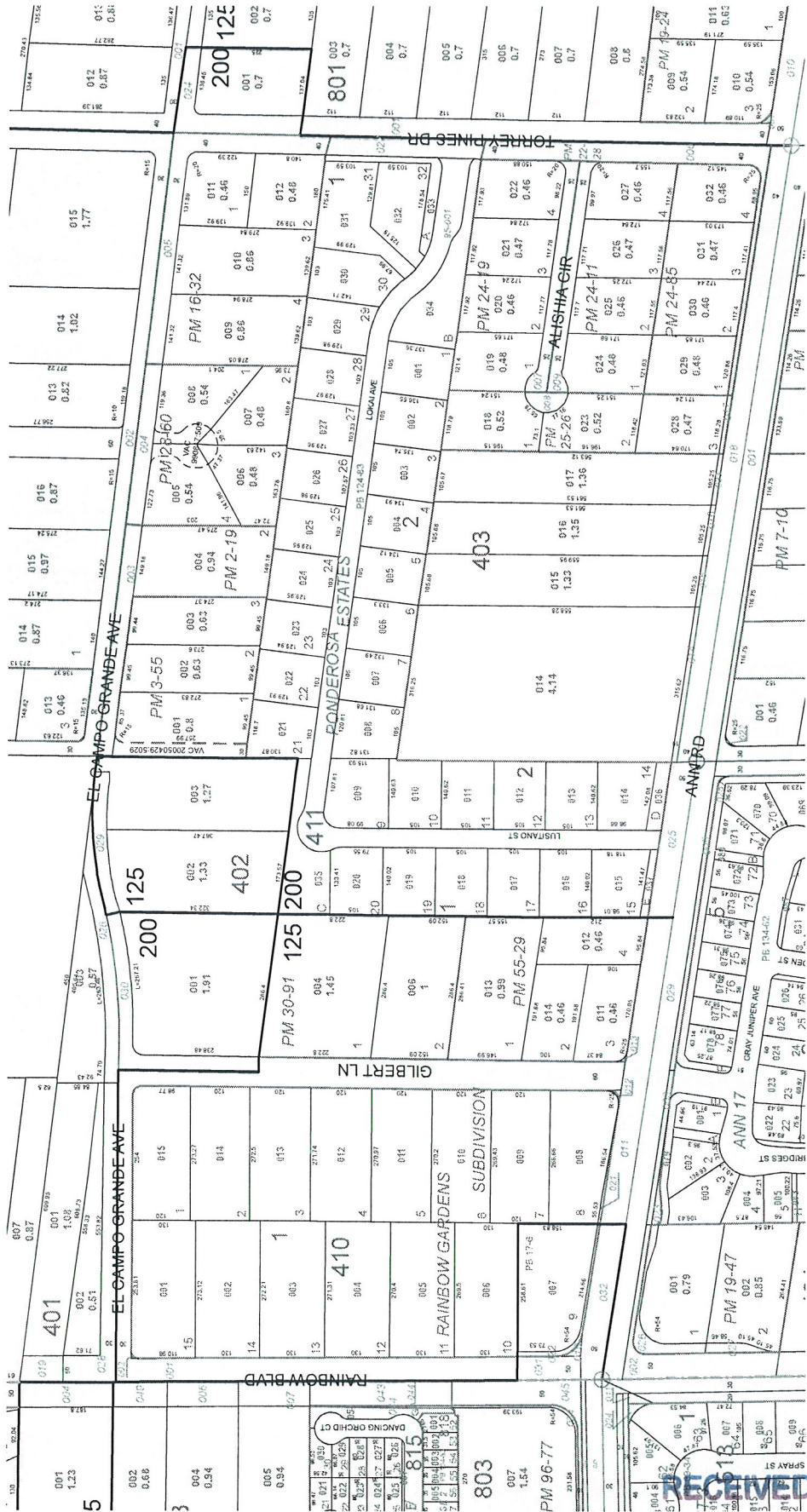
S 2 SW 4

26

Scale: 1" = 200'

Rev: 3/13/2015

Parcel Number	Parcel Acreage	Parcel Subseq Number	Block Number	Gov Lot Number
125	1.00	124	5	1
133	0.54	139	8	4



TAX DIST 125,200

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