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Inst #: 20160608-0000988
Fees: \$25.00
N/C Fee: \$0.00
06/08/2016 09:15:06 AM
Receipt #: 2785701
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: ANI Pgs: 9
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# 125-33-414-001(see attached)

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

ORDINANCE NO. 6532

BILL NO. 2016-35

ANX-58981

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

125-33-414-001
125-33-414-002
125-33-414-003
125-33-414-004
125-33-414-005
125-33-414-006
125-33-414-007
125-33-414-008
125-33-414-009
125-33-414-010
125-33-414-011
125-33-414-012

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2
3
4
5 CERTIFIED AS A TRUE COPY

6 LuAnn D. Holmes
7 LuAnn D. Holmes, City Clerk
8 City of Las Vegas

9 7 pgs. 6/7/16

10 BILL NO. 2016-35

11 ORDINANCE NO. 6532

12 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
13 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
14 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
15 OTHER RELATED MATTERS. (ANX-58981)

16 Sponsored by: Councilman Stavros S. Anthony

17 Summary: Annexes property described as
18 generally located on the north side of West
19 Lone Mountain Road, 325 feet west of Janell
20 Drive.

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

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

26 That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4)
27 of Section 33, Township 19 South, Range 60 East, M.D.M., of Clark County
28 Nevada, being NORTHSTAR subdivision as shown on Book 146 of Plats, Page 84
29 of Clark County, Nevada records, together with the adjoining 50.00 foot half street
30 right of way of Lone Mountain Road described as follows:

31 COMMENCING at the Southwest Quarter (SW 1/4) corner of said Section 33, said
32 corner also being the centerline intersection of Lone Mountain Road (half street
33 width varies) and Durango Drive (half street 50.00 feet wide); thence along the

1 south line of said Southwest Quarter (SW 1/4), and the centerline of said Lone
2 Mountain Road, South 88°15'26" East 858.49 feet to the Point of Beginning; thence
3 departing said centerline North 01°08'59" East 50.00 feet to the north line of said
4 Lone Mountain Road at the southwest corner of said NORTHSTAR subdivision;
5 thence along the west line of said NORTHSTAR subdivision, North 01°08'59" East
6 640.61 feet to the northwest corner of said NORTHSTAR subdivision; thence
7 along the north line of said NORTHSTAR subdivision, South 88°28'04" East
8 345.21 feet to the northeast corner of said NORTHSTAR subdivision; thence
9 along the east line of said NORTHSTAR subdivision, South 01°08'59" West
10 641.87 feet to the north right of way of said Lone Mountain Road at the southeast
11 corner of said NORTHSTAR subdivision; thence continuing South 01°08'59" West
12 50.00 feet to the centerline of said Lone Mountain Road and the south line of said
13 Southwest Quarter (SW 1/4); thence along the centerline of said Lone Mountain
14 Road and said south line, North 88°15'26" West 345.22 feet to the Point of
15 Beginning.

9 BASIS OF BEARINGS: North 01°08'59" East, being the west line of the
10 Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33,
11 Township 19 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page
12 84 of Clark County Nevada Records.

12 Prepared by:
13 Brian Yu, PLS
14 Dept. of Operations and Maintenance
15 Right-of-Way,
16 City of Las Vegas
17 333 N. Rancho Drive, 8th Floor
18 Las Vegas, NV 89106
19 byu@lasvegasnevada.gov

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

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

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

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

25 D. The City is eligible to annex the described territory because the present or

1 previous landowners have signed a petition constituting one hundred percent (100%) of the owners
2 of record of individual lots or parcels of land within the annexation area.

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

20 SECTION 4: The annexation of the described territory shall become effective
21 on the 9th day of June, 2016, and on that date the City will have the funds appropriated in sufficient
22 amount to finance the extension into the described territory of police protection, fire protection,
23 street maintenance, street sweeping, and street lighting maintenance.

24 SECTION 5: The described territory, together with the inhabitants and property
25 thereof, shall, from and after the 9th day of June, 2016, be subject to all debts, laws, ordinances and

1 regulations in force in the City and shall be entitled to the same privileges and benefits as other
2 parts of the City, and shall be subject to municipal taxes levied by the City.

3 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
4 accurate map or plat of the described territory and to record the map or plat, together with a
5 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
6 which recording shall be done prior to the 9th day of June, 2016.

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

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

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

PASSED, ADOPTED and APPROVED this 15 day of June,

By C. Goodman
CAROLYN G. GOODMAN, Mayor


 LUANN D. HOLMES, MMC
 City Clerk

Val Steed, Deputy City Attorney

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

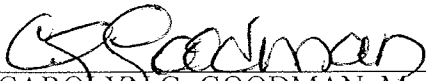
6 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Barlow, Ross,
7 Anthony, Coffin and Beers

8 VOTING "NAY": None

9 ABSENT: None

10 ABSTAINED: None

11
12 APPROVED:

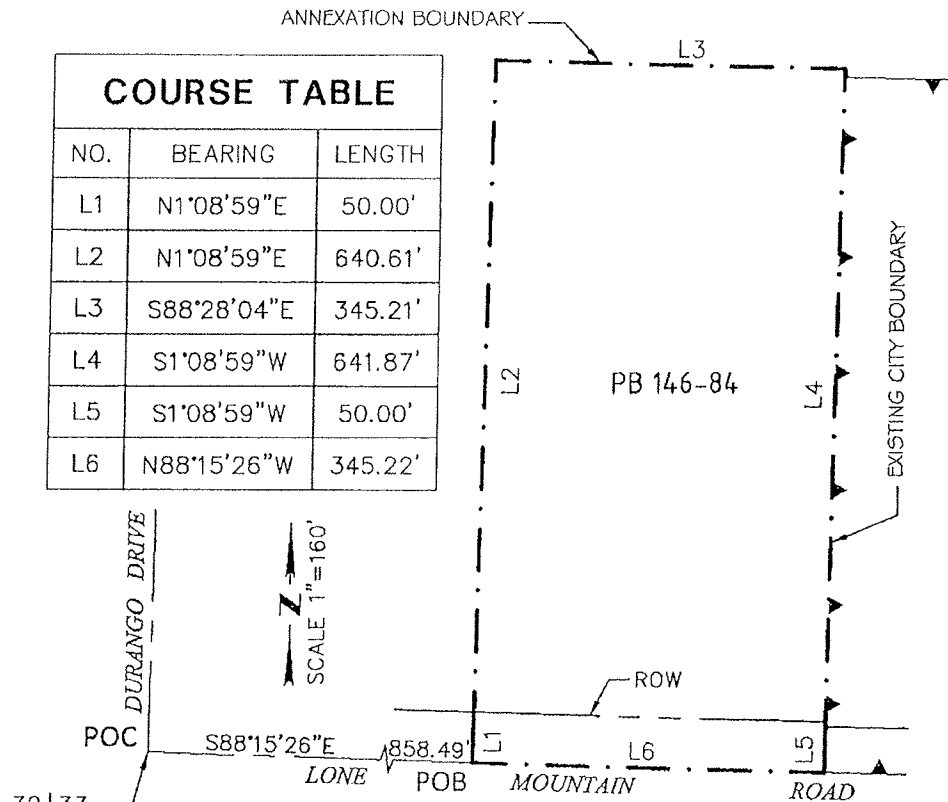
13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk

PORTION OF THE SW 1/4 SW 1/4 SEC 33, T19S, R60E, M.D.M.

COURSE TABLE		
NO.	BEARING	LENGTH
L1	N1°08'59"E	50.00'
L2	N1°08'59"E	640.61'
L3	S88°28'04"E	345.21'
L4	S1°08'59"W	641.87'
L5	S1°08'59"W	50.00'
L6	N88°15'26"W	345.22'



ANNEXATION AREA = 238,616 S.F. OR 5.478 AC

ANX-PB 146-84

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. **6532**

THE MAP WAS PREPARED FROM THE EXISTING INFORMATION AS SHOWN ON BOOK 146 OF PLATS, PAGE 84 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION

DATE: MARCH 2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-PB 146-84

NORTH OF LONE MOUNTAIN ROAD
WEST OF JANELL DRIVE



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-58981

Ryan J. & Darlene D. Frederick, Et Al

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

AFFECTED 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

04/19/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-58981	COPIES TO: File

ANX-58981 - ANNEXATION - APPLICANT: CITY OF LAS VEGAS - OWNER: RYAN J. & DARLENE D. FREDERICK, ET AL - For possible action on a Petition to Annex 5.47 acres on the Northside of West Lone Mountain Road, 325 feet west of Janell Drive (Multiple APNs), Ward 4 (Anthony).

The following dates are proposed:

Introduction by City Council: May 18, 2016

Recommending Committee: May 31, 2016

City Council Final Reading: June 15, 2016

Effective Date/Recordation of Ordinance: June 23, 2016

Location: Northside of West Lone Mountain Road, 325 feet west of Janell Drive

Acreage: 5.47

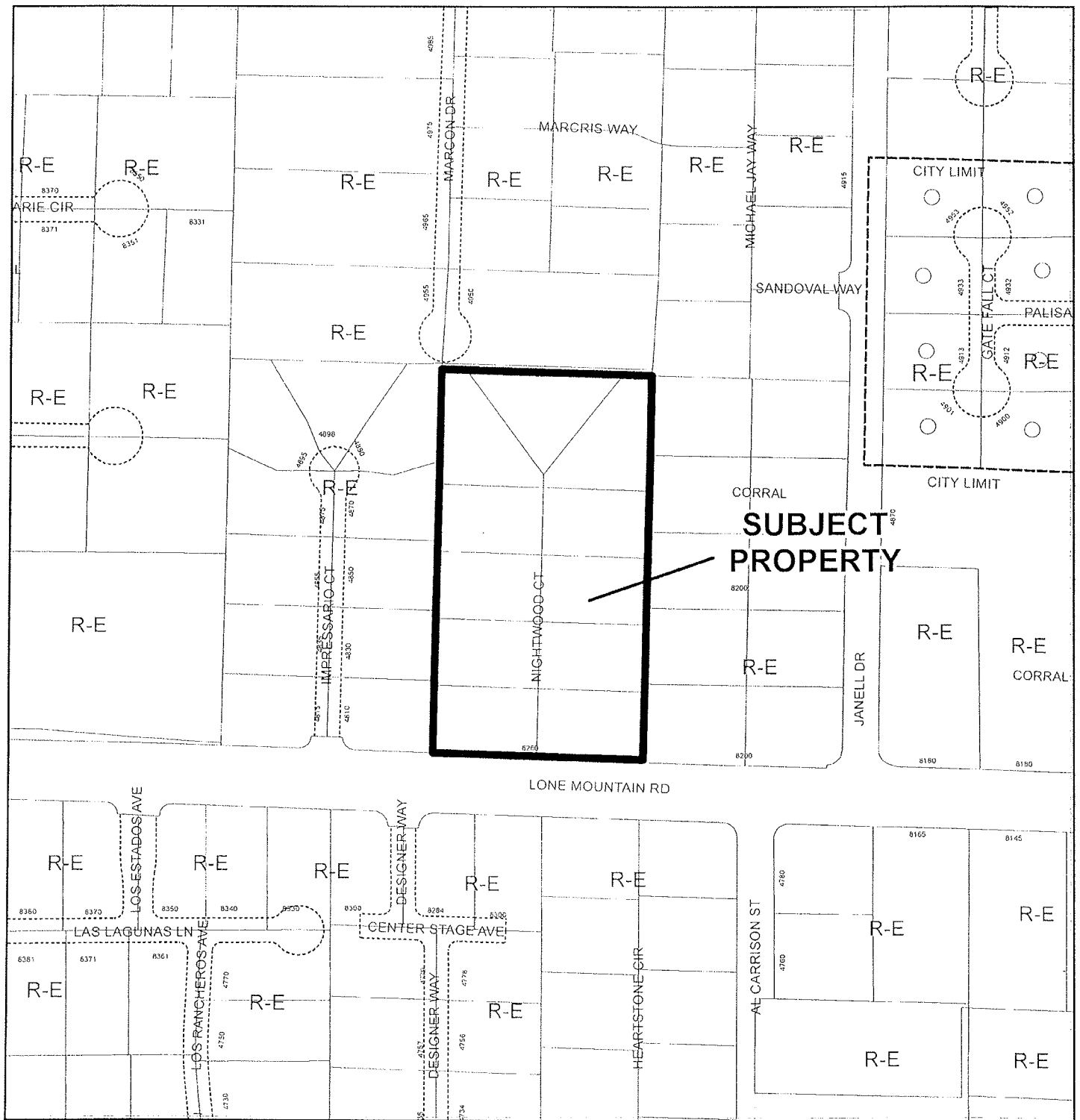
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

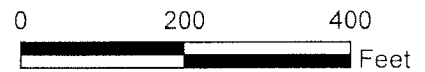
Existing Use: Single Family Residential

Proposed City of Las Vegas Land Use: RNP (Rural Neighborhood Preservation)

Proposed City of Las Vegas Zoning: R-E (Residence Estates)



CASE: ANX-58981



EXPLANATION

This legal description describes a parcel of land generally located north of Lone Mountain Road and west of Janell Drive for annexation purposes.

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 19 South, Range 60 East, M.D.M., of Clark County Nevada, being NORTHSTAR subdivision as shown on Book 146 of Plats, Page 84 of Clark County, Nevada records, together with the adjoining 50.00 foot half street right of way of Lone Mountain Road described as follows:

COMMENCING at the Southwest Quarter (SW 1/4) corner of said Section 33, said corner also being the centerline intersection of Lone Mountain Road (half street width varies) and Durango Drive (half street 50.00 feet wide); thence along the south line of said Southwest Quarter (SW 1/4), and the centerline of said Lone Mountain Road, South 88°15'26" East 858.49 feet to the Point of Beginning; thence departing said centerline North 01°08'59" East 50.00 feet to the north line of said Lone Mountain Road at the southwest corner of said NORTHSTAR subdivision; thence along the west line of said NORTHSTAR subdivision, North 01°08'59" East 640.61 feet to the northwest corner of said NORTHSTAR subdivision; thence along the north line of said NORTHSTAR subdivision, South 88°28'04" East 345.21 feet to the northeast corner of said NORTHSTAR subdivision; thence along the east line of said NORTHSTAR subdivision, South 01°08'59" West 641.87 feet to the north right of way of said Lone Mountain Road at the southeast corner of said NORTHSTAR subdivision; thence continuing South 01°08'59" West 50.00 feet to the centerline of said Lone Mountain Road and the south line of said Southwest Quarter (SW 1/4); thence along the centerline of said Lone Mountain Road and said south line, North 88°15'26" West 345.22 feet to the Point of Beginning.

The above described parcel of land contains an area of 5.478 acres more or less.

BASIS OF BEARINGS: North 01°08'59" East, being the west line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 19 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page 84 of Clark County Nevada Records.

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

END OF DESCRIPTION

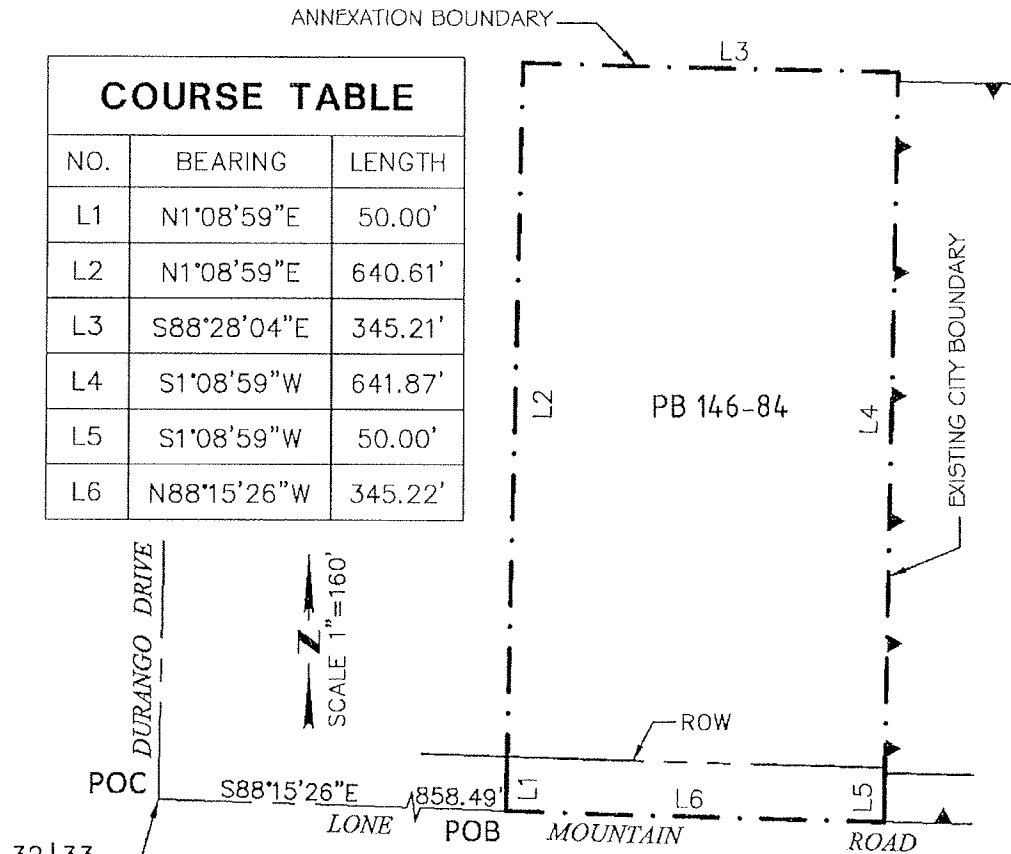
Prepared by:
Brian Yu, PLS
Dept. of Operations and Maintenance
Right-of-Way,
City of Las Vegas
333 N. Rancho Drive, 8th Floor

Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-PB 146-84

PORTION OF THE SW 1/4 SW 1/4 SEC 33, T19S, R60E, M.D.M.

COURSE TABLE		
NO.	BEARING	LENGTH
L1	N1°08'59"E	50.00'
L2	N1°08'59"E	640.61'
L3	S88°28'04"E	345.21'
L4	S1°08'59"W	641.87'
L5	S1°08'59"W	50.00'
L6	N88°15'26"W	345.22'



ANNEXATION AREA = 238,616 S.F. OR 5.478 AC

ANX-PB 146-84

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

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4/16/15 F:\VW\DEPARTMENT\SDSKPROJ\RIGHT-OF-WAY\RW PLATS\ANX-BP 146-84.DWG



DEPARTMENT OF OPERATIONS AND MAINTENANCE

RIGHT-OF-WAY SECTION

DATE: MARCH 2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-PB 146-84

NORTH OF LONE MOUNTAIN ROAD
WEST OF JANELL DRIVE

4

Inst #: 201401090002506
Fees: \$20.00
N/C Fee: \$0.00
01/09/2014 04:18:30 PM
Receipt #: 1897421
Requestor:
CITY OF LAS VEGAS
Recorded By: RYUD Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 125-33-401-026

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

Petition for Annexation

HANSEN #50422

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Lone Mountain Road and Janell Drive

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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

125-33-401-026

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:

1 parcel (approximately 5.50 acre(s)) located at LONE MOUNTAIN ROAD AND JANELL DRIVE, a proposed 11 SINGLE FAMILY DWELLINGS - APN# 125-33-401-026

Number of Acres to be Annexed: 5.50

General Location of Annexation Area: LONE MOUNTAIN ROAD AND JANELL DRIVE

Respectfully submitted,

Signature:  PN II, INC. - Quincy Edwards

Name (Print): PN II, INC.

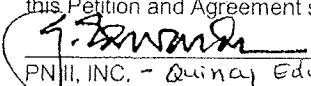
Address: 8345 WEST SUNSET ROAD
LAS VEGAS, NEVADA 89113

Telephone: _____

AGREEMENT

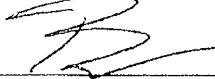
We, the Petitioners requesting annexation into the City of Las Vegas, offer this Petition for Annexation as consideration for the furnishing of sewer services by the City of Las Vegas to our property, as described above. We understand that the City will not undertake the actual annexation process until our property meets the requirements outlined in NRS 268.570 through 268.608.

We intend this Petition and Agreement to be for the express benefit of the above-described property. We intend this Petition and Agreement to be binding against ourselves, our heirs and our assigns upon furnishment of said sewer services. We intend that subsequent purchasers of the above-described property be put on notice of this covenant running with the land, and, for that purpose hereby consent that this Petition and Agreement shall be recorded.


PNII, INC. - Quinay Edwards

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP of LAND-SERVE of the Corporation named as Owner in the foregoing
Agreement; and that JUSTIN, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SERVE of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

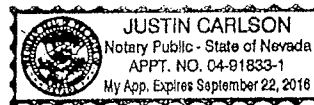
RYAN T. BREEN

Printed Name of Witness

STATE OF nevada)
COUNTY OF clark) ss.

On this 26 day of September, 2013, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice president of Land
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK

(4)

Inst #: 201401060002144
Fees: \$20.00
N/C Fee: \$0.00
01/06/2014 03:22:46 PM
Receipt #: 1892781
Requestor:
CITY OF LAS VEGAS
Recorded By: ANI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 125-33-401-026

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Sewer Connection Agreement

HANSEN #50422

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Lone Mountain Road and Janell Drive

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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125-33-401-026

Approved by City Council: 11/6/13

SEWER CONNECTION AGREEMENT

THIS SEWER CONNECTION AGREEMENT (the "Agreement" herein), made and entered into this 6th day of November, 2013, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "City"), and PN II, INC., 8345 WEST SUNSET ROAD, LAS VEGAS, NEVADA 89113 hereinafter referred to as "Owner").

WITNESSETH

WHEREAS, the City is able to furnish sewer service to the following described real property which is owned by the Owner and is situated outside the corporate boundaries of the City, to-wit:

1 parcel(s), (totaling approximately 5.50 acres), consisting of a
PROPOSED 11 SINGLE FAMILY DWELLINGS, located at
LONE MOUNTAIN ROAD AND JANELL DRIVE (APN 125-
33-401-026).

WHEREAS, the Owner has applied to the City to connect said described real property to the City's sewage collection system, and the City is willing to do so;

NOW, THEREFORE, for and in consideration of the Owner's agreeing to pay the sum of To be determined at time of connection (the "Connection Fee" herein), the City hereby agrees that the Owner may connect a sewer line from said described real property to an extension of the City's sewage collection system at the point which is the nearest and most practical with respect to said real property. The Connection Fee shall be paid prior to the approval of construction plans by the City of Las Vegas.

It is understood and agreed that the Owner shall cause all necessary connecting lines to the existing sewer to be installed at his sole cost and expense, all in conformity with the laws of the City.

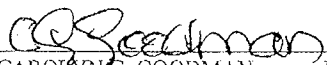
It is further understood and agreed that the Owner shall pay an annual sewer service charge in the amount of the then prevailing annual sewer service charge which applies to property which is situated within the corporate boundaries of the City and devoted to the same type of use. The first such annual payment shall be made upon

the connection of said described real property to the City's sewage collection system, and each subsequent annual payment shall be made each anniversary of such connection.

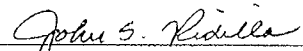
This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

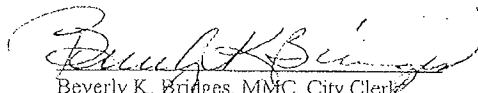
CITY OF LAS VEGAS


CAROLYN G. GOODMAN, Mayor

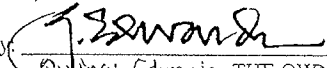
ATTEST:


Approved as to form: City Attorney's Office

John S. Ridilla
Deputy City Attorney

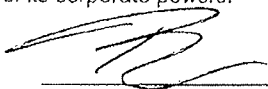

Beverly K. Bridges, MMC, City Clerk

PN II, INC.

By: 
Quincy Edwards - THE OWNER

CERTIFICATE

VP RYAN T. BREEN, certify that I am a (the)
VP OF LAND-SONEX of the Corporation named as Owner in the foregoing
Agreement; and that QUINCY, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SONEX of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

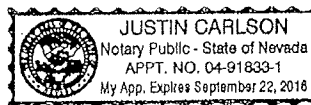
RYAN T. BREEN

Printed Name of Witness

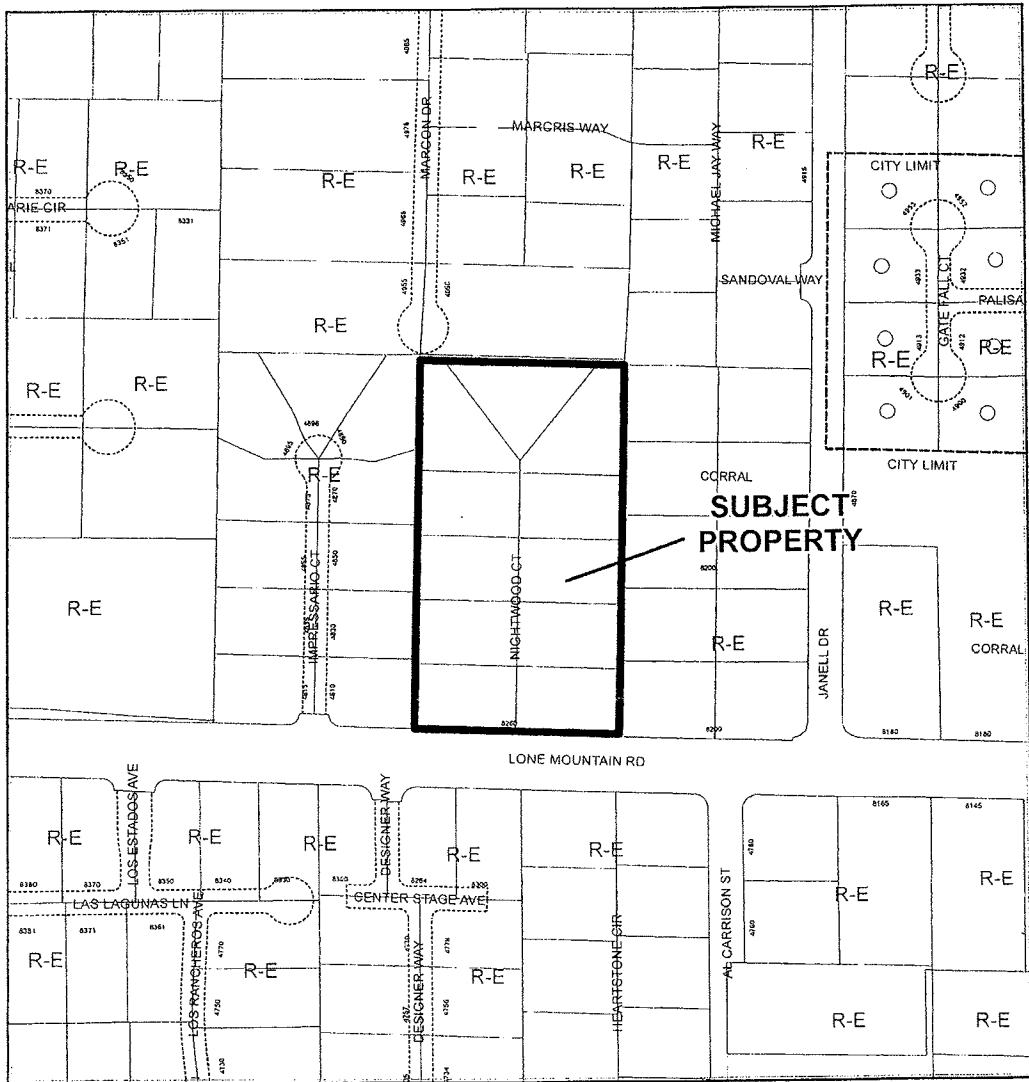
STATE OF Nevada)
) ss.
COUNTY OF clark)

On this 26 day of September, 20 13, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice president of Land,
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK



CASE: ANX-58981

0 200 400
Feet





**LAS VEGAS
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MAYOR PRO TEM

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RICKI Y. BARLOW
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CITY MANAGER

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DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

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/city of las vegas

October 15, 2015

Adam Weiss
Marissa Joy Crawght
4869 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-004

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

The Department of Planning will be holding an informational meeting on 10/27/2015 at 5:30 pm at Durango Hills Community Center YMCA – Room C, 3521 N. Durango Road, Las Vegas, Nevada 89129, to answer any questions you may have about the annexation process.

Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

91 7199 9991 7030 2265 1839



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

Benjamin J. & Christina Gallagher
4849 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-003

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

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Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

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DEPARTMENT OF PLANNING

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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

Joshua M. Owen
4829 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-002

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

The Department of Planning will be holding an informational meeting on 10/27/2015 at 5:30 pm at Durango Hills Community Center YMCA – Room C, 3521 N. Durango Road, Las Vegas, Nevada 89129, to answer any questions you may have about the annexation process.

Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

P N II Inc.
8345 W. Sunset Road
Las Vegas, Nevada 89113

RE: Annexation (ANX-58981)
APN's: 125-33-414-001; 125-33-414-006; 125-33-414-007; 125-33-414-011

To Whom It May Concern:

Pursuant to the petition for annexation regarding your properties that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

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Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

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**LAS VEGAS
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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

Hughes Family Trust
Alan L. & Sheri Lynn TRS
4828 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-010

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

The Department of Planning will be holding an informational meeting on 10/27/2015 at 5:30 pm at Durango Hills Community Center YMCA – Room C, 3521 N. Durango Road, Las Vegas, Nevada 89129, to answer any questions you may have about the annexation process.

Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

Matthew N. Wilkinson
Amanda Lofink
4868 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-008

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

The Department of Planning will be holding an informational meeting on 10/27/2015 at 5:30 pm at Durango Hills Community Center YMCA – Room C, 3521 N. Durango Road, Las Vegas, Nevada 89129, to answer any questions you may have about the annexation process.

Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

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DEPARTMENT OF PLANNING

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Report of All Selected Parcels

<u>Case Number:</u>		<u>Printed On:</u>	
ANX-58981		Thu: August 20, 2015	
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>	
C Q TRUST	QUIRK JAMES A & VELVA J TRS 4848 NIGHTWOOD CT LAS VEGAS NV 89149	12533414009	
GALLAGHER BENJAMIN J & CHRISTINA	4849 NIGHTWOOD CT LAS VEGAS NV 89149	12533414003	
HORWICH MATHEW	PORCELL JANINE 4889 NIGHTWOOD CT LAS VEGAS NV 89149	12533414005	
HUGHES FAMILY TRUST	HUGHES ALAN L & SHERI LYNN TRS 4828 NIGHTWOOD CT LAS VEGAS NV 89149	12533414010	
OWEN JOSHUA M	ANCHETA MELICYNTH R 4829 NIGHTWOOD CT LAS VEGAS NV 89149	12533414002	
P N II INC	8345 W SUNSET RD LAS VEGAS NV 89113	12533414011	
P N II INC	8345 W SUNSET RD LAS VEGAS NV 89113	12533414006	
P N II INC	8345 W SUNSET RD LAS VEGAS NV 89113	12533414001	
P N II INC	8345 W SUNSET RD LAS VEGAS NV 89113	12533414007	
WEISS ADAM	CRAWGHT MARISSA JOY 4869 NIGHTWOOD CT LAS VEGAS NV 89149	12533414004	
WILKINSON MATTHEW N	LOFINK AMANDA 4868 NIGHTWOOD CT LAS VEGAS NV 89149	12533414008	



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STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

C Q Trust
James A. & Velva J. Quirk TRS
4848 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-009

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

The Department of Planning will be holding an informational meeting on 10/27/2015 at 5:30 pm at Durango Hills Community Center YMCA – Room C, 3521 N. Durango Road, Las Vegas, Nevada 89129, to answer any questions you may have about the annexation process.

Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

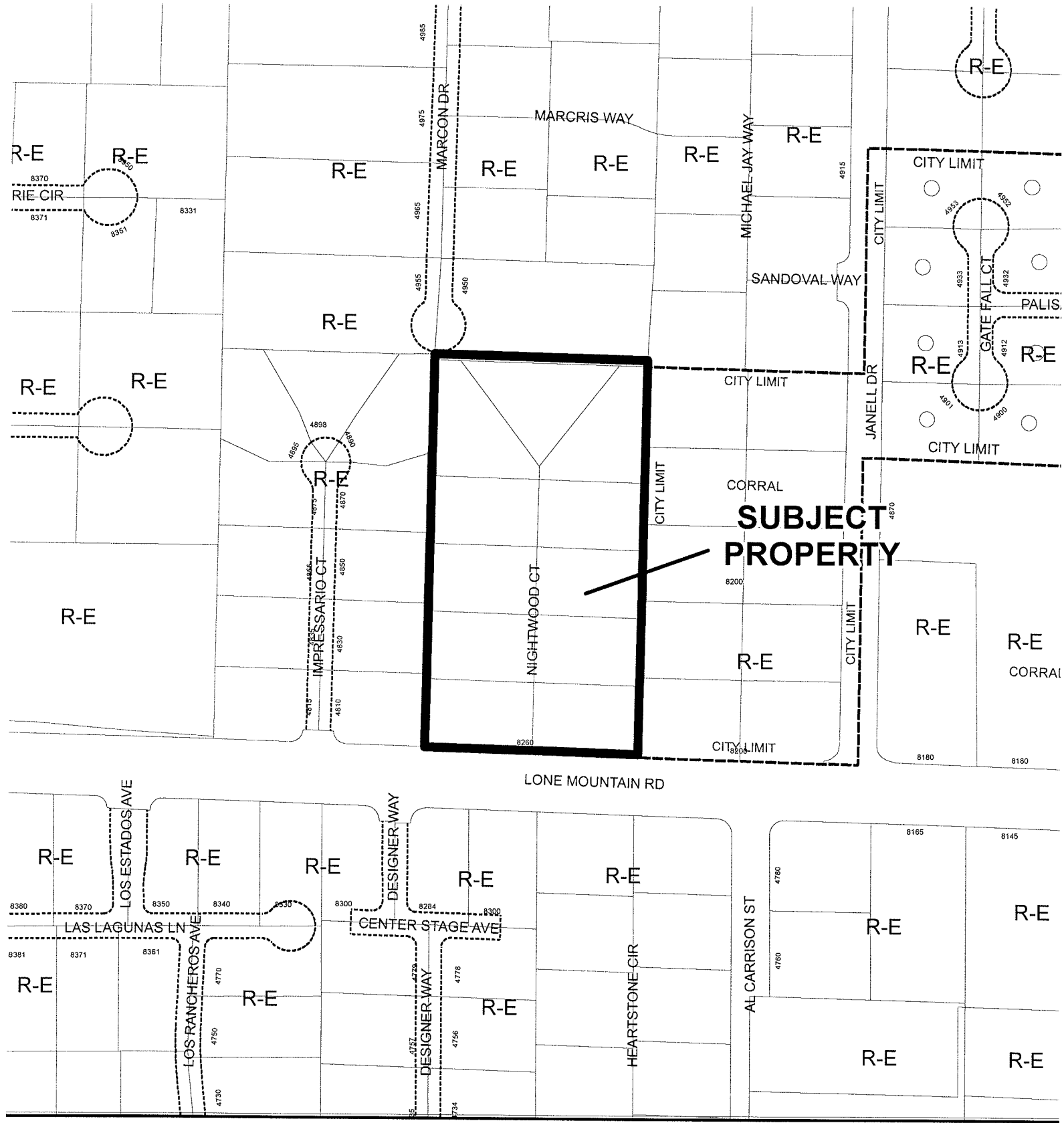
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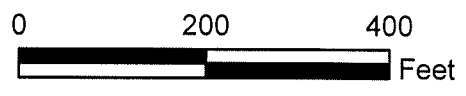


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CASE: ANX-58981





**LAS VEGAS
CITY COUNCIL**

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STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 15, 2015

Mathew Horwich
Jannie Porcell
4889 Nightwood Court
Las Vegas, Nevada 89149

RE: Annexation (ANX-58981)
APN: 125-33-414-005

To Whom It May Concern:

Pursuant to the petition for annexation regarding your property that is on file with the City of Las Vegas recorded 01/09/14 (attached) and in accordance with Title 19.16.020 of the Las Vegas Municipal Code and NRS 268.597, the City of Las Vegas will create an ordinance to finalize the annexation process. The ordinance for annexation is anticipated to be introduced at the December 16, 2015 Las Vegas City Council meeting for first reading (note: public testimony is not taken at this time but at the recommending committee meeting). This ordinance is anticipated to be placed on the recommending committee's agenda on January 4, 2016 for a public hearing. It is also anticipated that the final reading and adoption of the ordinance will be at the January 20, 2016 Las Vegas City Council Meeting.

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Sincerely,

Doug Rankin
Planning Manager, AICP
Department of Planning
City of Las Vegas

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