

ANX-23103

ANNEXATION REPORT

This annexation area is generally located in the vicinity of State Route 157 (Kyle Canyon Road) located in the area bounded Witch Mountain Road on the west, Moccasin Road on the north, Shaumber Road on the east, and Iron Mountain Road on the south.

See the location map for the boundary and its relationship to the existing Las Vegas city limits.

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Map of Gas Facilities [For information purposes only]

Map of Conceptual Rights-of-Way

SUMMARY OF MUNICIPAL SERVICES TO BE PROVIDED
BY THE CITY OF LAS VEGAS

The City of Las Vegas will provide fire protection, street maintenance, street sweeping and street lighting maintenance in the territory proposed to be annexed on the effective date of such annexation, on substantially the same basis and in the same manner as such services are provided by the City to the property owners and residents within the remainder of the City. Police protection and garbage collection provided by other agencies will also be provided on substantially the same basis and in the same manner as such services are provided by the City to the property owner and residents within the remainder of the City immediately prior to the effective date of the annexation.

Water

The proposed annexation area is located mainly within the 3205 pressure zone. Smaller portions of the annexation area extend into the 3320 and 3090 pressure zones. The LVVWD provides water service in each of these zones and has anticipated future development in the annexation area by planning additional facilities to be constructed.

The area will be serviced by future water lines depicted on the conceptual water infrastructure map. The map shows both the water lines planned to provide adequate service to the area and the location of the 3205 Zone North Reservoir and 3436 Zone Pump Station just west of Witch Mountain. The future lines will tie into the water lines already planned by the city that reach up to the Kyle Canyon area as described in the Centennial Hills Master Plan.

The LVVWD will typically take 3 years to construct the required facilities and 18 months for oversized main extensions. The District's policy is to allow development demands to dictate construction schedules.

The proposed water system as outlined is shown on the attached exhibit.

Drainage

This text and the attached exhibits have been prepared to outline the anticipated drainage system and improvements which impact this project. This information has been taken from several exhibits approved by the City of Las Vegas (CLV) including the Kyle Canyon Master Plan and information from the Clark County Regional Flood District (CCRFCD).

The storm sewer systems outlined on the attached exhibits illustrate both planned CLV local and Clark County Regional Flood District (CCRFCD) facilities. The CCRFCD map shows two major flood channels planned within the annexation property. The drainage channel located on Moccasin is planned for the Northern Las Vegas Wash and when

completed will be a 16'W x 7'D concrete channel. Similarly, a 9'W x 9'D reinforced concrete box will be constructed along Kyle Canyon Road. For further information on the two planned CCRFCD projects please reference project LVMO 0346 and MOKC 0222, respectively.

In addition to the drainage improvements planned by CCRFCD, Focus Property Group has developed a drainage plan that will incorporate the annexation area and the Kyle Canyon Master Plan. An additional map has been included which shows the locations of various RCB, and RCP that will tie into the proposed LVMO 0346 drainage channel. The size of the proposed RCB varies from 10' x 6' and the RCP also varies from 48" top 66". These proposed efforts are sized with future development thoroughly considered.

Any improvements necessary to provide adequate flood protection to this area will be constructed by this project. Any CCRFCD improvements not necessary to provide adequate floor protection for this project will be constructed by others.

Sewer Service

Although there are not many opportunities to incorporate existing sewer lines in the annexation area, there has been extensive planning on new sewer lines to serve the Kyle Canyon area.

The attached conceptual sewer infrastructure map shows proposed 8" sewer lines that run east/west on Moccasin Road, Rocky Avenue, Log Cabin Way, Kyle Canyon Road and Loop Road. Additional sewer lines are proposed in various lengths to run north/south along Darsky Street, Rufus Road, Brittings Way, and Mainwal Boulevard.

The 8" lines will tie into a larger system located near the Kyle Canyon and US 95 interchange.

Available capacity within the existing sewer lines will need to be verified with the City of Las Vegas for the proposed development within the annexation area.

The above listed facilities may require the developer to enter into extension and oversize agreements with the CLV for any portion not constructed prior to development of this property.

Gas

Gas lines currently extend to south of the annexation area, following the North Hualapai Way alignment. Upon development the line will be extended by the developer.

Power

The City of Las Vegas has an existing substation and existing power lines that run very close to the proposed annexation area. The new area will be able to use power from the existing facilities. Please see the attached exhibit for power line locations.

Any improvements necessary to provide adequate power protection to this area will be constructed by this project.

Right-of-Way

In the area requested, Public Works would expect to extend the following public street corridors as development occurs: Kyle Canyon Road, 50 feet on half-street Right-of-Way (total planned width, 100 feet); Mainwal Boulevard, 50 feet on half-street Right-of-Way (total planned width, 100 feet); Moccasin Road, 50 feet on half-street Right-of-Way (total planned width, 100 feet); Witch Mountain Road, 50 feet on half-street Right-of-Way (total planned width, 100 feet); Log Cabin Way, 40 feet of half-street Right-of-Way (total planned width, 80 feet); Rufus Road 40 feet of half-street Right-of-Way (total planned width, 80 feet); Brittings Way 30 feet of half-street Right-of-Way (total planned width, 60 feet); Rocky Avenue 30 feet of half-street Right-of-Way (total planned width, 60 feet); Drasky Street 30 feet of half-street Right-of-Way (total planned width, 60 feet); Inverter Lane 30 feet of half-street Right-of-Way (total planned width, 60 feet); Iron Mountain Road 30 feet of half-street Right-of-Way (total planned width, 60 feet); Loop Road 30 feet of half-street Right-of-Way (total planned width, 60 feet).

In addition, minor access streets would have need to be provided for legal access to some of the individual parcels that would otherwise be land-locked, unless the parcels are incorporated into a larger development that provides internal access.

ELIGIBILITY FOR ANNEXATION

In order for territory to be annexed to a city within Clark County, all the territory must meet the general standards for of NRS 268.580 (2) and must meet the requirements of NRS 268.580 (3), 268.580 (4), 268.580 (5) or 268.580 (6). The territory proposed for annexation in connection with this report is eligible for annexation under subsections two (2) through six (6) of NRS 268.580 as follows:

Subsection 2

- (a) The area to be annexed is contiguous to the City's boundaries at the time the annexation proceedings were instituted.
- (b) More than one-eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of Las Vegas.
- (c) The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983.

Subsection 3

Not applicable

Subsection 4

Not applicable

Subsection 5

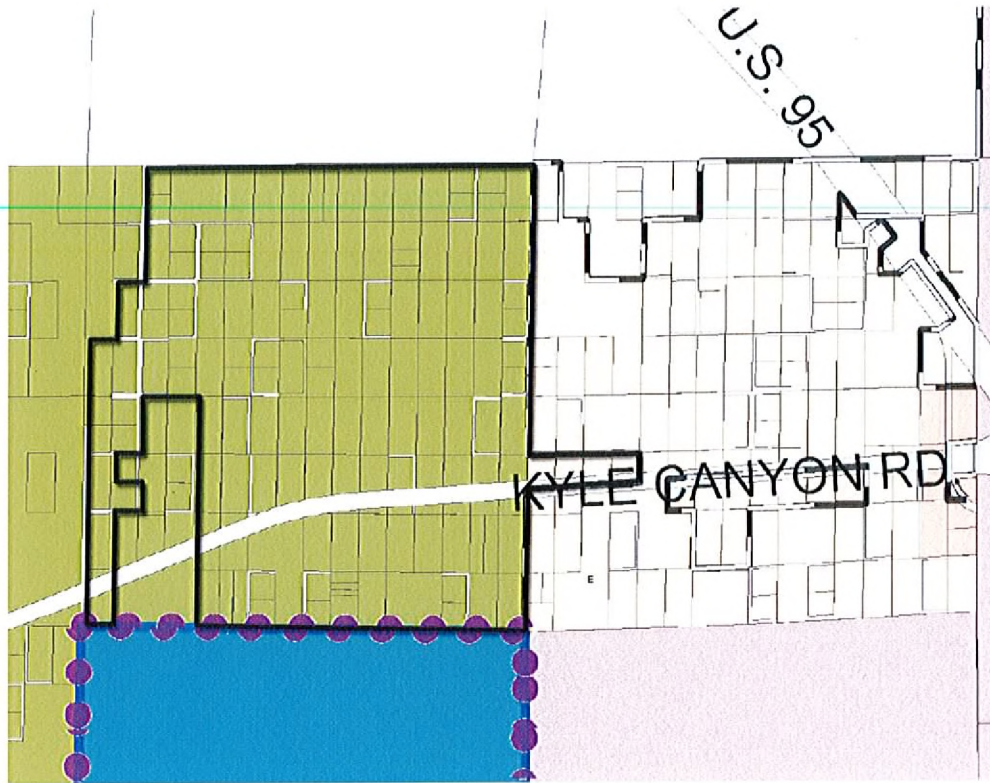
Not applicable

Subsection 6

With respect to territory not owned by a government entity, as referred to in Paragraph (a), the owners of record of not less than 75 percent of the individual lots or parcels of land within the territory have petitioned the city to annex the territory.

With respect to territory owned by a governmental entity, as referred to in Paragraph (b), the city has received a written statement from the governmental entity indicating that it owns the territory and does not object to the City's annexation of the territory.

General Land Use Map



City of Las Vegas

CENTENNIAL HILLS Interlocal Land Use Plan City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.69 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 3.59 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center

- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Park

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

- Elementary School
- Middle School
- High School
- Park
- Fire Station
- Electric Power Sub Station

SOURCE: City of Las Vegas Planning and Development Department

Adopted August 18, 1999 GPA-14-99

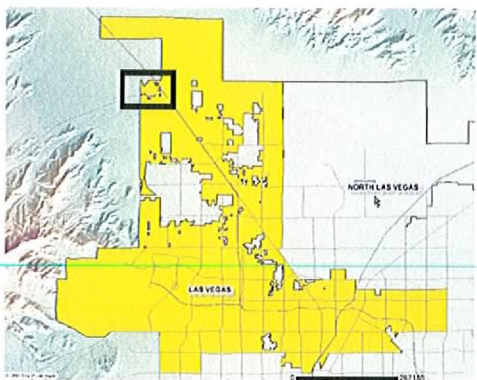


3-5 maps are normally produced
and to meet the needs of the City
Over 300,000 copies of the City
Map have been sold since 1999.
Geographic Information System
Planning & Development Dept
702-258-1000

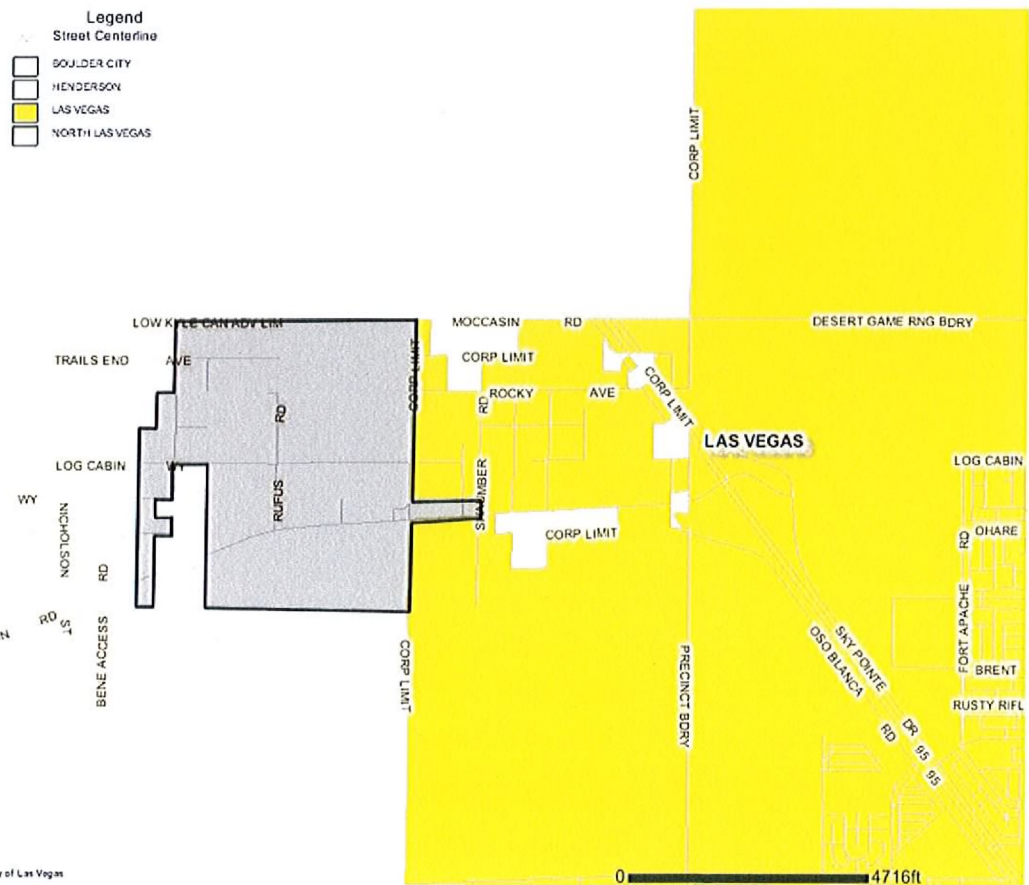


Printed July 11, 2007

Location Map



Area of Detail



MEMORANDUM

City of Las Vegas
Department of Public

Works

Right-of-Way Design

To: Ed Byrge, Superintendent
Right-of-Way and Real Property Services
Department of Public Works

From: Brian Yu
Right-of-Way Design
Department of Public Works

Date: December 12, 2007

Re: Annexation ANX-23103

1. A legal description for inclusion in the annexation ordinance and an accurate map exhibit for attachment thereto, has been prepared in partial compliance with the requirements of annexation under NRS 268.570 to NRS 268.608, inclusive, and as requested by the Department of Planning and Development for the Annexation ANX-23103.

2. Said map exhibit was prepared under the supervision of a competent surveyor or engineer as required by the provision in NRS 268.600, from the record information in the Office of the County Recorder in Clark County, Nevada and/or the filed information in the Office of the Bureau of Land Management, Department of the Interior of the United States of America, on file in Reno, Nevada and other quasi-public records, as necessary and sufficient to accurately portray the parcels of land to be annexed; said map exhibit does not constitute a Record of Survey as defined by the provisions of NRS 625.340 to NRS 625.380.

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

A.P.N. 126-01-301-009 to -012; -399-004,
126-02-101-005 to -008, -011 to -020; -199-003 to -006;
-201-001 to -013, -015, -017 to 023; -299-001 to -010;
-301-001 to 004, -008, -010, -017 to -024; -399-001 to
-005, -007, -008; -401-001, -005, -006, -008; -402-001,
-003 to -010; -499-001 to -005; -501-001 to 022; -599
-001; -601-001 to -008, -010 to -021; -699-001 to -002;
-701-001 to -016; -702-001 to -008; -799-001 to -004;
-80-001 to -021; -899-001, -002

Reference: Record of Survey in File 146, Page 59 (2005)
Record of Survey in File 169, Page 61 (2007)

Vesting: ANX-23103

Section: W 1/2, SEC 1 AND SEC 2, T19S, R59E, MDM

Street/Subdivision: PORTION OF WEST HALF SECTION 1 AND PORTION
SECTION 2, KYLE CANYON ROAD WEST OF US-95

W.A. No. P21400

Cogo:- TM: anx-23103a.pro

Requested eb Written byu Checked nw Proofread nw/byu
12-03-07 12-11-07 12-11-07

Those portions of the West Half (W 1/2) of Section 1 and those portions of Section 2, Township 19 South, Range 59 East, M.D.M., in County of Clark, State of Nevada, including the dedicated right-of-way and portions of KYLE CANYON ROAD (100 feet wide as measured from centerline thereof) as shown on the 2nd Amended Record of Survey in File 169, Page 61 of Clark County, Nevada Records, described as follows:

BEGINNING at the southeast quarter corner of said Section 2; thence along the south line of the Southeast Quarter (SE 1/4) of said Section 2, North 89°00'36" West 2656.56 feet to the south quarter corner of said Section 2; thence along the south line of the Southwest Quarter (SW 1/4) of said Section 2, North 89°02'53" West 1327.27 feet; thence departing said south line, North 00°49'35" East 2744.31 feet; thence North 89°44'33" West 667.00 feet; thence South 00°42'23" West

683.92 feet; thence North 89°34'51" West 333.07 feet; thence South 00°43'17" West 341.49 feet; thence South 89°30'00" East 332.86 feet; thence South 00°45'23" West 342.05 feet; thence North 89°24'40" West 332.65 feet; thence South 00°43'17" West 1366.18 feet to the south line of the Southwest Quarter (SW 1/4) of said Section 2; thence along said south line North 89°02'53" West 331.82 feet to the southwest quarter corner of said Section 2; thence along the west line of said Southwest Quarter (SW 1/4), North 00°41'11" East 2728.16 feet to the west quarter corner of said Section 2; thence along the west line of the Northwest Quarter (NW 1/4) of said Section 2, North 00°43'27" East 681.86 feet; thence departing the west line of said Northwest Quarter (NW 1/4), South 89°57'14" East 333.80 feet; thence North 00°44'55" East 683.09 feet; thence North 89°50'05" East 334.12 feet; thence North 00°46'59" East 1363.99 feet to the north line of the Northwest Quarter (NW 1/4) of said Section 2; thence along said north line, North 89°38'17" East 2009.04 feet to the north quarter corner of said Section 2; thence along the north line of the Northeast Quarter (NE 1/4) of said Section 2, North 89°53'01" East 2673.20 feet to the northeast quarter corner of said Section 2; thence along the east line of said Section 2, South 01°08'23" West 2771.13 feet to the east quarter corner of said Section 2; thence continuing along said east line, South 01°05'49" West 698.85 feet; thence departing said east line, North 88°47'59" East 1344.23 feet; thence South 01°03'45" West 341.17 feet to the centerline of said KYLE CANYON ROAD; thence along said centerline, South 86°17'56" West 1348.08 feet to the east line of the Southeast Quarter (SE 1/4) of said Section 2; thence along said east line, South 01°05'49" West 1696.51 feet to the POINT OF BEGINNING.

The above described parcel of land contains an area of 26,353,525 square feet or 604.994 acres, more or less.

BASIS OF BEARINGS: North 01°05'49" East being the west line of the Southwest Quarter (SW 1/4) of Section 1, Township 19 South, Range 59 East, M.D.M., as shown on Record of Survey in File 146, Page 59 of Clark County, Nevada Records.

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

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

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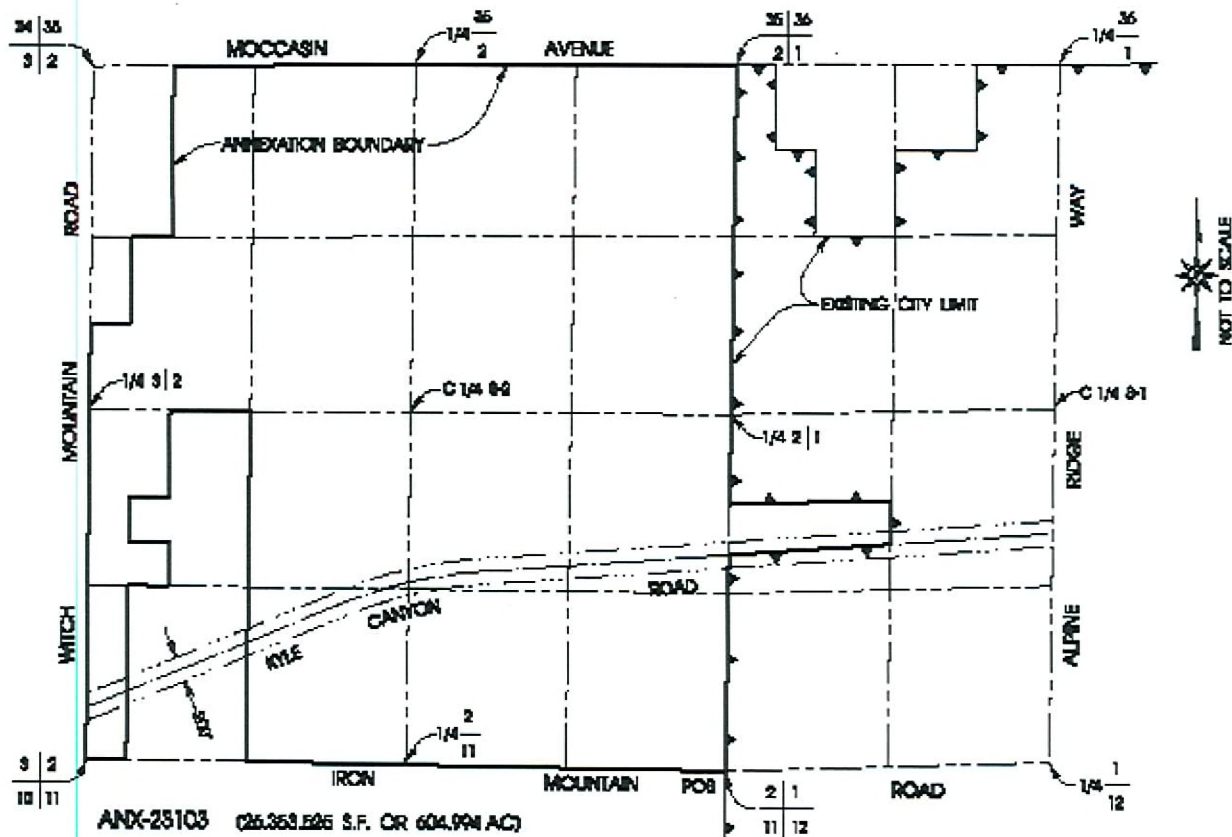
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-005, -007, -008; -401-001, -005, -006, -008; -402-001,
-003 to -010; -499-001 to -005; -501-001 to 022; -599
-001; -601-001 to -008, -010 to -021; -699-001 to -002;
-701-001 to -016; -702-001 to -008; -799-001 to -004;
-80-001 to -021; -899-001, -002

ANX-23103

PORTION OF SEC 2, AND W 1/2, OF SEC 1, T19S, R59E, M.D.M.,



ANX-23103 (25,353,525 S.F. OR 604,991 AC)

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

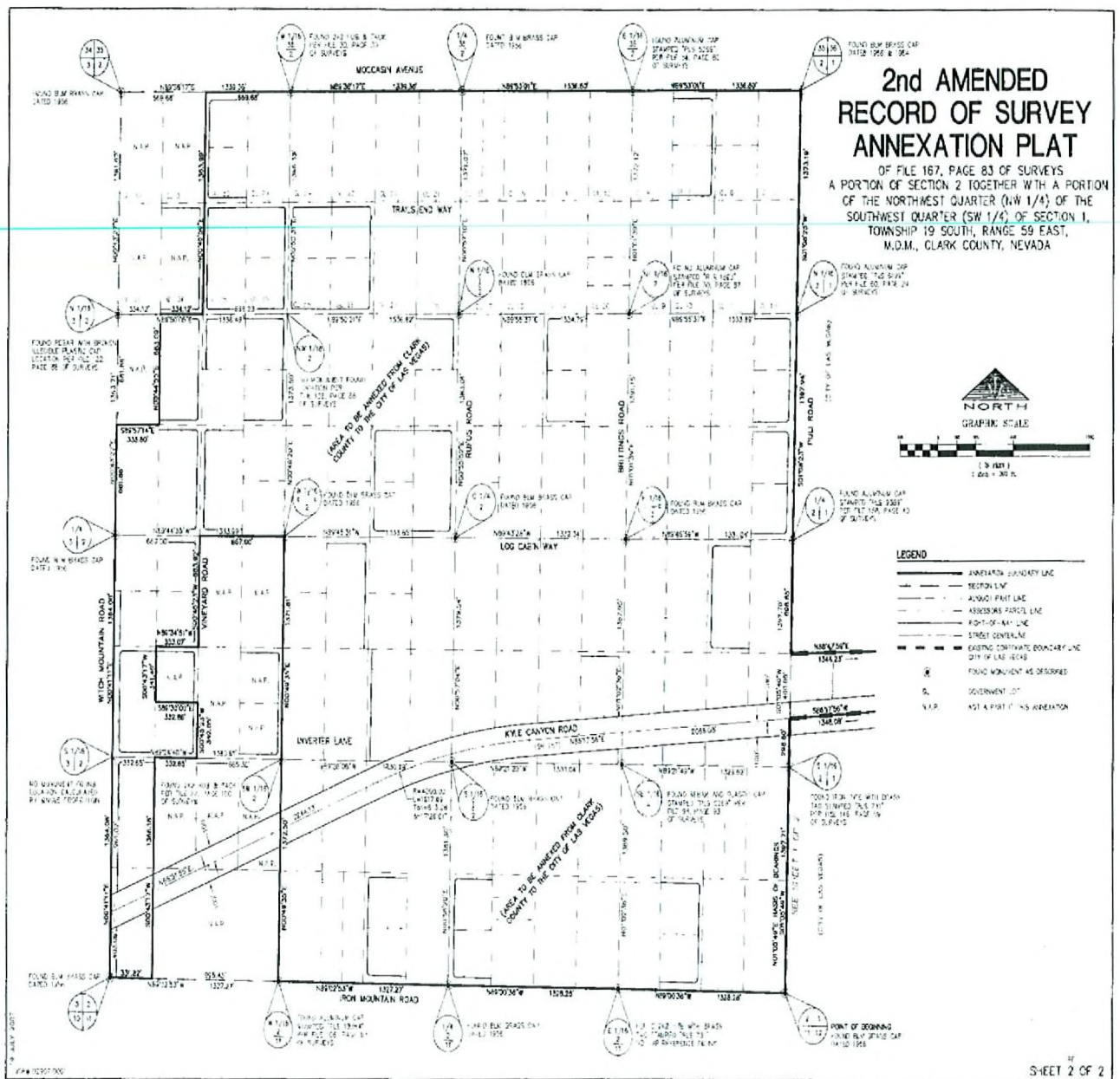
THE MAP EXHIBIT WAS PREPARED PER NRS 258.600 FROM THE DATA ON THE SURVEY MAPS IN FILE 169, PAGE 61 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

2nd AMENDED RECORD OF SURVEY
ANNESTATION PLAT
OF 1/2 AC. MORE OR LESS
SECTION 27 T42N R10E WITH A PORTION OF THE NORTHEAST
CORNER 1/4 OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION
28 T42N R10E, SOUTHWEST CORNER OF EAST 1/2 AC. CLARK COUNTY, NEBRASKA

TRI-CORE
SURVEYING, LLC

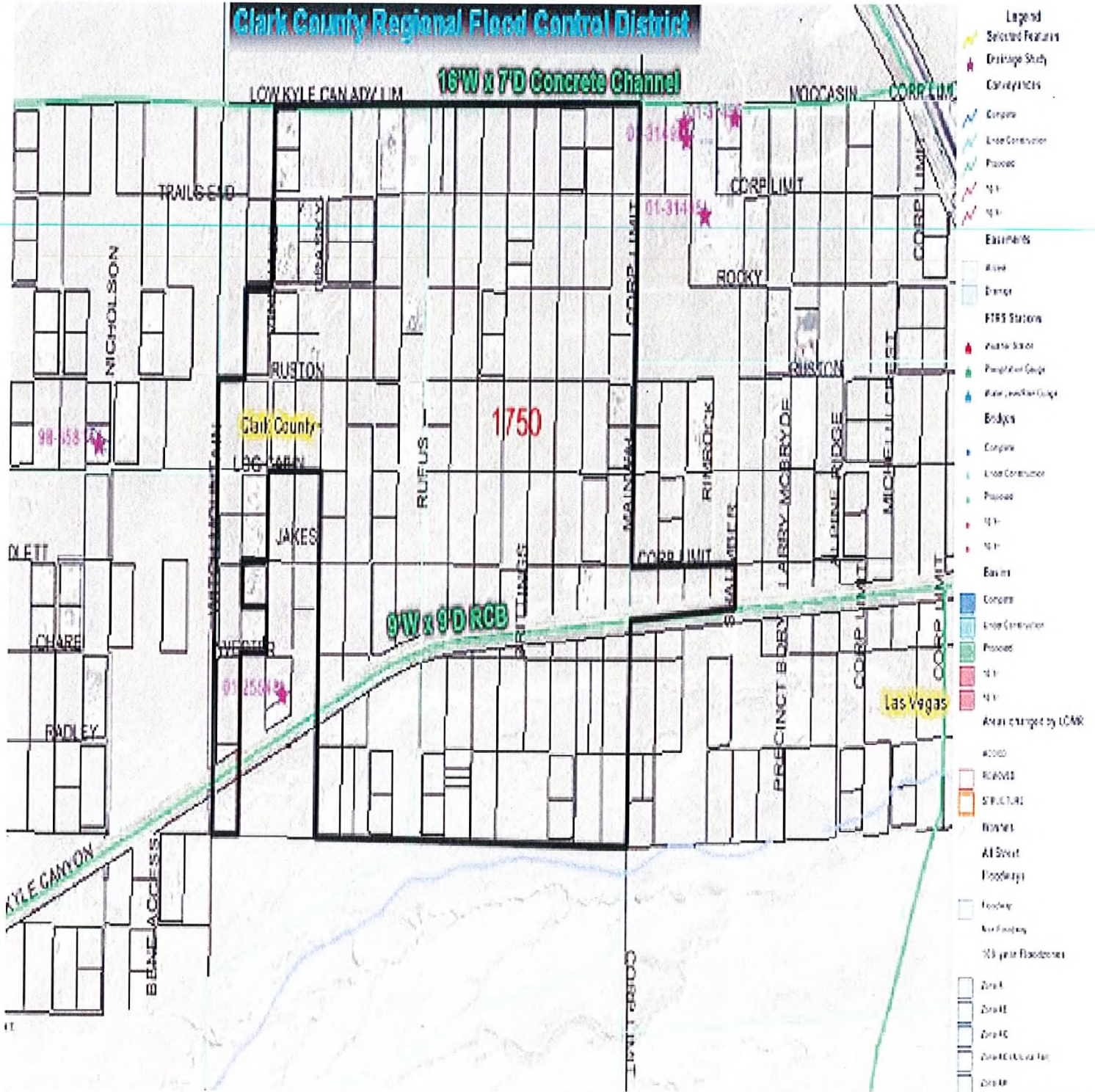
LAND SURVEYING CONSULTING GROUP
10000 N. 100TH ST. SUITE 200
OMAHA NE 68131-3000
TEL: 402.491.1111 FAX: 402.491.1112
WWW.TRICORESURVEYING.COM

DATE: 12-27-07 BY: JH29
JOB: 183 JOB NO: 0904
SHEET: 1 TOTAL: 1
DRAWN BY: JH29
CHECKED BY: JH29
SCALE: 1"=40' JOB NO: 0904



Clark County Regional Flood Control District

16'W x 7'D Concrete Channel



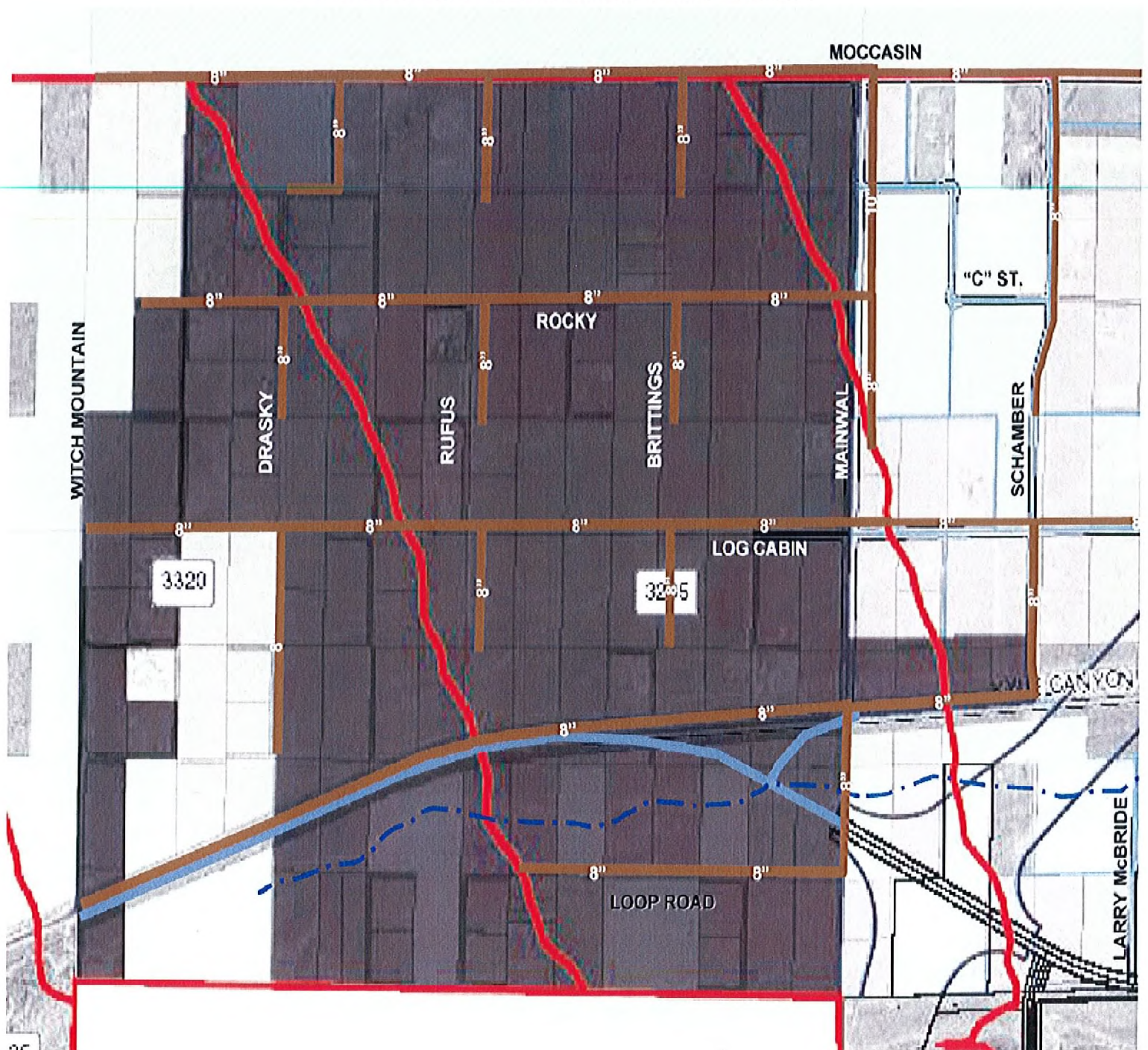
Legend

- Selected Features
- Drainage Study
- Corvey Lines
- Corvey
- Line Construction
- Proposed
- 15 ft
- 15 ft
- Exemptions
- Area
- Drainage
- FIR Stations
- Area Station
- Proposed Gauge
- Water Level Gauge
- Bridges
- Corvey
- Line Construction
- Proposed
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- 15 ft
- Exemptions
- Corvey
- Line Construction
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- WCD
- RCD
- STRUCTURE
- Boxnet
- All Street
- Floodways
- Floodway
- Not Floodway
- 100 year Floodway
- Zone A
- Zone B
- Zone C
- Zone D (Excluded)
- Zone E

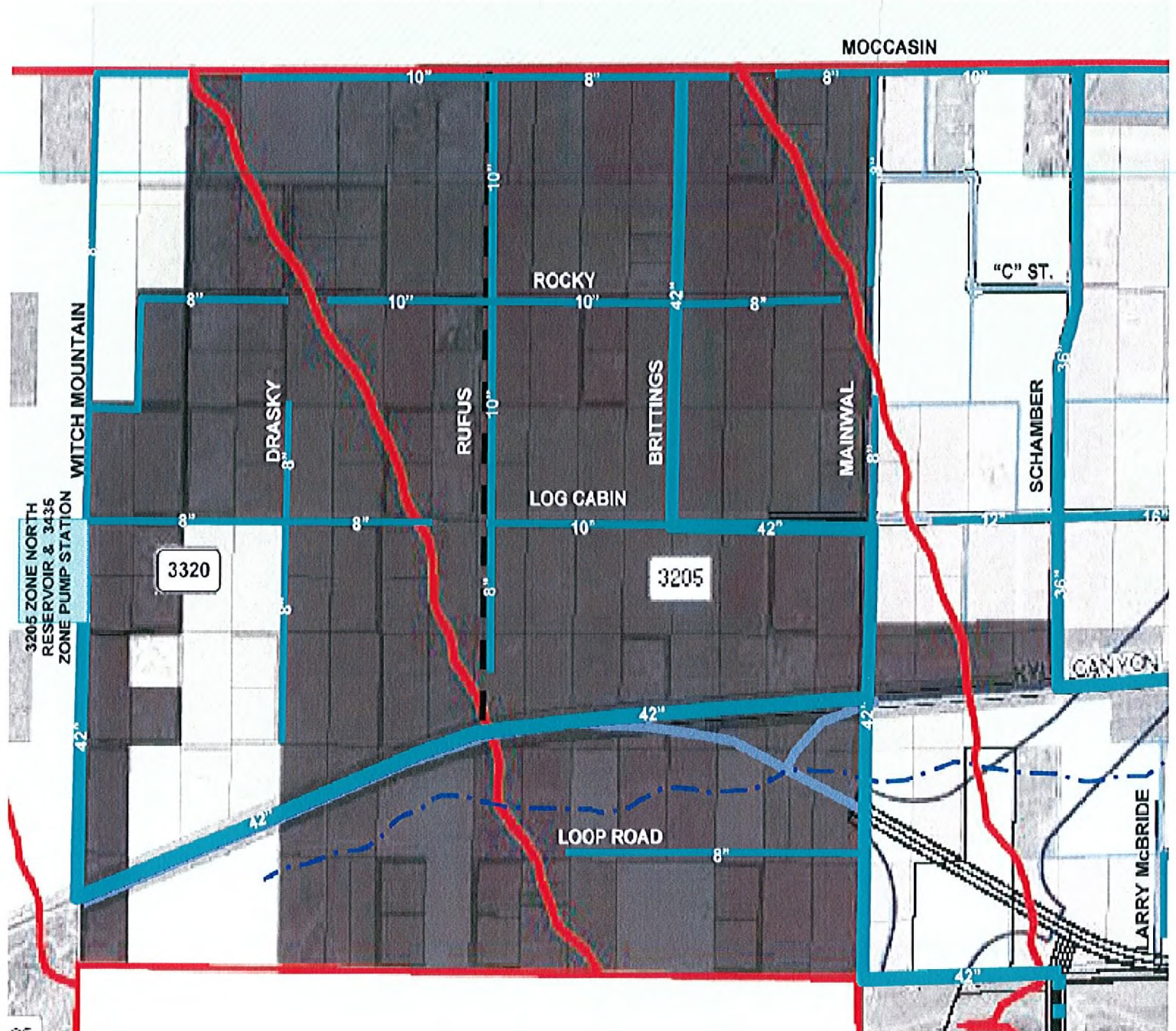
CONCEPTUAL DRAINAGE INFRASTRUCTURE



CONCEPTUAL SEWER INFRASTRUCTURE



CONCEPTUAL WATER INFRASTRUCTURE



MAP ELEVEN City of Las Vegas

CENTENNIAL HILLS SECTOR

Existing and Approved
Power Lines

-  Existing Power Lines
-  Existing Substations
-  Approved Power Lines
-  Approved Substations
-  Annexation Area

Adopted December 18, 1996 Bill Number 96-109

Revised May 24, 1999 GPA-01-99
Revised February 19, 2003 GPA-1392
Revised May 19, 2004 GPA-4044
Revised June 07, 2005 GPA-12339
Revised June 21, 2005 GPA-12271

Source: Nevada Power Company as of 7/26/2004

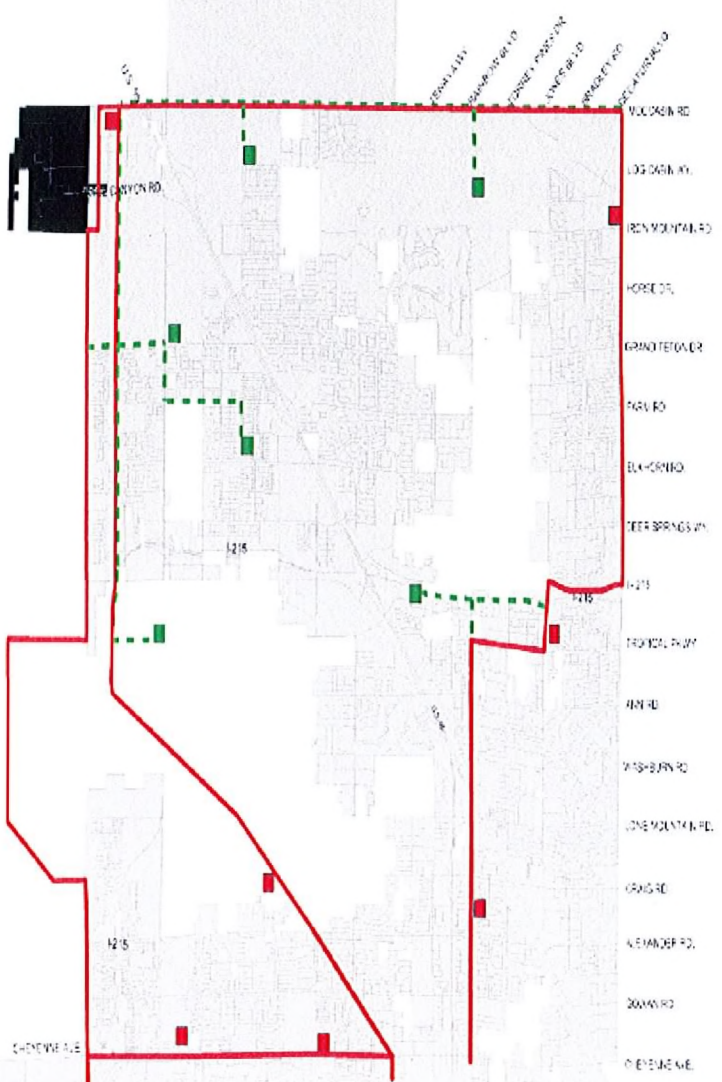


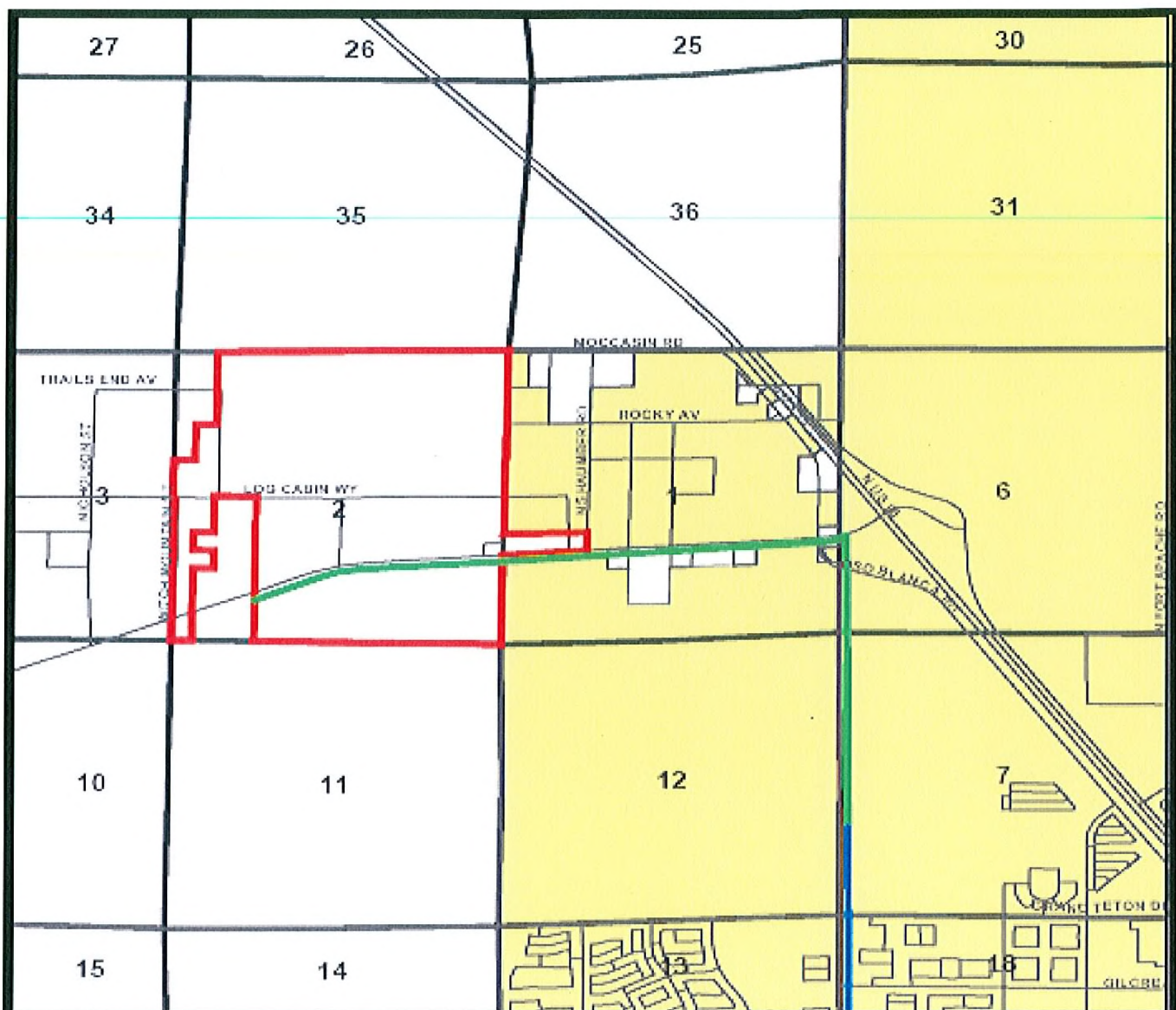
City of Las Vegas
Planning & Development
1000 Las Vegas Blvd. S.
Suite 1000
Las Vegas, NV 89101
702-258-1000



2004-2007

U.S. 95
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CLV Annexation Conceptual Gas Lines



CLV Limits
Annexation Boundary

Existing Gas Lines
Proposed Gas Lines



March 2008

