

Planning & Development Department  
Scanning Cover Sheet

Case No           A-27-99 (A)

APN               138-08-101-006

Location           S. OF ALEXANDER RD 800 FT W EL CAPITAN

Applicant           ARAMARK EDUCATIONAL RESOURCES

Subject

ANNEXATION REQUEST SUBMITTED BY THE CITY OF L  
AS VEGAS ON PROPERTY LOCATED ON THE SOUTH OF  
ALEXANDER ROAD AND 800 FEET WEST OF EL CAPITA  
N WAY -- WITHDRAWN





PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO.: \_\_\_\_\_



April 19, 1999

Andy Reed  
 Current Planning Department  
 City of Las Vegas  
 731 S. Fourth Street  
 Las Vegas, Nevada 89101

**RE: Request for Removal of Annexation Application**

Andy, per your request this letter serves as a written request to remove the application for annexation prepared for Aramark Educational Resources and submitted to the City of Las Vegas on 4/13/99 for parcel no. 138-008-101-006. Per the planning departments recommendation, we concur that we should utilize the existing annexation application submitted to the City of Las Vegas by the Matanovich family on 2/12/98 for parcel no's. 138-008-101-005, 006.

Please feel free to call me if with any questions or comments in regards to this issue and thank you for your assistance.

Sincerely,  
 WRG Design, Inc.

A handwritten signature in black ink, appearing to read "Brent Parrish", with a stylized flourish at the end.

Brent Parrish  
 Senior Project Designer

cc: File (CWC002, D1)

J:\DATA\CWC002\WORD\LET41999.DOC

PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS  
 2260 Corporate Circle Suite 430 Henderson, NV 89014 / (702)990-9300 (702)990-9305 fax

*Oregon ■ Nevada*

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

<b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>	<b>DATE: 4/14/99</b>
<b>TO:</b> <b>COMPREHENSIVE PLANNING</b> <b>CCDC (2)</b> <b>FIRE SERVICES, FIRE PREVENTION</b> <b>FIRE SERVICES, ALARM OFFICE</b> <b>METRO - INTERGOVERNMENTAL SERVICES</b> <b>BUSINESS ACTIVITY</b> <b>GEOGRAPHIC INFORMATION SYSTEMS</b>	<b>STEVE VAN GORP</b> <b>STACEY LIED</b> <b>JEFF DONAHUE</b> <b>MELANIE DOBOSH</b> <b>STAN OLSEN</b> <b>CONNIE WASHINGTON</b> <b>JERRY ROMERO</b>
<b>SUBJECT:</b> <b>PETITION OF ANNEXATION</b>	
<b>APPLICANT:</b> <b>MATONOVICH FAMILY TRUST</b>	
<b>FILE NUMBER:</b> <b>A-27-99(A)</b>	

Please provide your comments regarding the subject Annexation Petition for property generally located on the south of Alexander Road and 800 feet west of El Capitan Way, Assessor's Parcel Number 138-08-101-006, containing approximately 2.50 acres of land, Ward .

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the May 13, 1999 Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO CHERI EDELMAN BY:           **APRIL 23, 1999**

PLANNING COMMISSION MEETING:               **MAY 13, 1999**

ATTACHMENT:  
Location map

(Revised 9/23/98)

## INTER-OFFICE MEMORANDUM

Date

April 14, 1999

<b>TO:</b> CAROLYN CAVINESS DEPARTMENT OF PUBLIC WORKS	<b>FROM:</b> PLANNING AND DEVELOPMENT DEPARTMENT ROBERT S. GENZER, PLANNING SUPERVISOR THERESA O'DONNELL, DIRECTOR
<b>SUBJECT:</b> ANNEXATION - A-27-99(A)  REQUEST FOR LEGAL DESCRIPTION AND ACCURATE MAP	<b>COPIES TO:</b>

The above referenced Annexation has been initiated at the request of the applicant; therefore, please provide a proper legal description and accurate map.

We would appreciate receiving this data as soon as possible in order to schedule this Annexation for first Ordinance reading.

TAO:RSG:va

Attachment: Petition  
Deed  
Location Map

(Revised 9/23/98)

PLANNING &  
DEVELOPMENT



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

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

April 14, 1999

ANNEXATION TRANSMITTAL

Mr. Daniel Sinagra  
Assignment Coordinator  
Current Planning Division  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, Nevada 89155-1744

RE: ANNEXATION A-27-99(A)

Dear Mr. Sinagra:

An annexation request has been submitted to the City of Las Vegas on property located on the south of Alexander Road and 800 feet west of El Capitan Way, Assessor's Parcel Number 138-08-101-006, containing approximately 2.50 acres of land.

Please advise us of the present zoning for this property, as well as any resolutions of intent that have been approved, giving the zoning case number and date of expiration.

Attached is a copy of the location map for your reference.

We would appreciate receiving this information at your earliest convenience as this item has been scheduled to be heard by the Planning Commission on May 13, 1999.

Very truly yours,

ROBERT S. GENZER  
PLANNING SUPERVISOR

RSG:va

Attachment: Location Map

Mayor  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



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

<b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>		<b>DATE: 4/14/99</b>
<b>TO:</b>	<b>DEVELOPMENT COORDINATION ELECTRICAL SERVICES FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES</b>	<b>GARY REID DON BEHUNIN GREG McDERMOTT JUDY CALVO CAROLYN CAVINESS DAVE McGONEGLE RITA LUMOS GARY PHILLIPS/MARC ESCOBEDO WALLY SIMPSON</b>
<b>SUBJECT:</b>	<b>PETITION OF ANNEXATION</b>	
<b>APPLICANT:</b>	<b>MATONOVICH FAMILY TRUST</b>	
<b>FILE NUMBER:</b>	<b>A-27-99(A)</b>	

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In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the May 13, 1999 Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO CHERI EDELMAN BY: **APRIL 23, 1999**

PLANNING COMMISSION MEETING: **MAY 13, 1999**

**DRAFT**

**ATTACHMENT:**

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

(Revised 9/23/98)

**Case Number: A-27-99(A)**

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**Case Keywords:**

**Accepted:** 4/13/99

**Public Hearing:** Y

**Meeting Date:** 5/13/99

**Meeting Type:** P

**Case Status:** C

**Request:** A-27-99(A) - Petition of Annexation for property generally located south of Alexander Road and 800 feet west of El Capitan Way, containing approximately 2.50 acres of land, Ward 4, (Brown).

**200 Scale Map:**

**Size:**

**# Lots:**

**Location:**

**Proposed Use:**

**Parcels:**

138 08 101 006

**Legal Owner:**

MATONOVICH FAMILY TRUST  
BAGGS TOM TRS  
29 PLEASANT RIDGE DR HENDERSON NV 89014-2110



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM

Date: 4/6/99

APPLICATION/PETITION FOR: ANNEXATION

(Type of Action Requested)

Project Address (Location): south side of Alexander Rd. approx. 800 feet west of El Capitan Way  
~~INTERSECTION OF ALEXANDER ROAD & EL CAPITAN WAY~~

Proposed Use: DAY CARE CENTER Assessor's Parcel No(s): 138-08-101-006

Project Name: CHILDREN'S WORLD LEARNING CENTER

Existing General Plan Designation: C.C. Proposed General Plan Designation: CLV

Existing Zoning: C.C (R-E) Proposed Zoning: CLV (RE) Ward No.: -

Commercial Sq. Ft.: 8,840 S.F. Floor Area Ratio: 11.4 %

Gross Acres: 2.31 Lots/Units: 1 Density:

Additional Information:

### APPLICANT INFORMATION:

Property Owner(s): The Matonovich Family Trust

Contact: Tom Baggs

Address: 29 Pleasant Ridge Drive

Tel: 454-2811 Fax: 320-3581

City: Henderson

State: NV Zip: 89014

Applicant: Aramark Educational Resources

Contact: John Finnemore

Address: 573 Park Point Drive

Tel: (303) 526-3413 Fax: (303) 526-3394

City: Golden

State: CO Zip: 80401

Represented By: WRG Design, Inc.

Contact: Stu Hitchen

Address: 2260 Corporate Circle #430

Tel: 990-9300 Fax: 990-9305

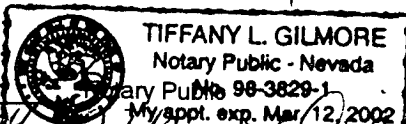
City: Henderson

State: NV Zip: 89014

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT  
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): [Signature]  
Print First & Last Name: J. Thomas Baggs, Trustee

Subscribed and sworn before me this 4<sup>th</sup> day of February 19 99



### FOR DEPARTMENT USE ONLY

Case No.: A-27-99(A)

Meeting Date: 5-13-99

No. Signs Required: - No. Provided: -

Map No.: L-8-1

Total Fee(s): -

Receipt No.: (N/A)

Date Accepted: 4-13-99

Accepted By: [Signature]



April 13, 1999

Planning Department  
City of Las Vegas  
731 S. Fourth Street  
Las Vegas, Nevada 89101

**RE: Letter of Justification  
Annexation for Children's World Learning Center**

Aramark Educational Resources seeks annexation approval of parcel no. 138-08-101-006 containing 2.70 acres to the City of Las Vegas jurisdiction. The proposed Children's World Learning Center will occupy 8,840 square feet and provide day care for approximately 174 children and 15 employees.

The parcel is currently located within Clark County jurisdiction and is zoned Rural Estates.

The proposed use will not exceed the capacity of public services serving the surrounding developments.

Aramark will provide a traffic study to the City of Las Vegas that will depict the proposed use is in compliance with the traffic overlay masterplan.

The proposed use and the condition in which it will be maintained will be consistent with the City of Las Vegas comprehensive plan.

The subject property is 1/3 contiguous to the City of Las Vegas.

The proposed use will comply with the provisions of the zoning ordinance once the annexation is approved, including any specific conditions required for the proposed use within this district.

Please feel free to call me if you have any questions or comments during your review process.

Sincerely,  
WRG Design, Inc.

A handwritten signature in black ink, appearing to read "Brent Parrish", written over a horizontal line.

Brent Parrish  
Senior Project Designer

cc: File (CWC002, D2)

J:\DATA\CWC002\WORD\LET41299.DOC

PLANNERS  ENGINEERS  LANDSCAPE ARCHITECTS  SURVEYORS

2260 Corporate Circle Suite 430 Henderson, NV 89014 / (702)990-9300 (702)990-9305 fax

*Oregon*  *Nevada*

### GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
RONALD JAE, a single man

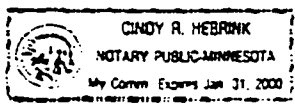
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to  
TOM BAGGS, Trustee of "THE MATONOVICH FAMILY TRUST", dated MAY 16, 1973

that property in CLARK County, Nevada,  
described as:  
The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast  
Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 8, Township 20  
South, Range 60 East, M.D.M.

Dated June 26, 1996

*Ronald Jaed*  
RONALD JAE

STATE OF ~~NEVADA~~ *Miss*  
COUNTY OF *Sillmore*  
On *June 28, 1996* before me, the  
undersigned a Notary Public in and for said State, personally appeared  
*Ronald Jaed*



personally knows me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) were subscribed in the within  
instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that he/she/they signature(s) on  
the instrument, the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.  
Signature *Cindy Hebrink*  
Name CINDY HEBRINK  
(Type or printed)

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 96-41-6543  
Escrow No. 96-41-6543-JM

WHEN RECORDED MAIL TO  
Name Evelyn Matonovich  
Street 29 Pleasant Ridge Drive  
Address Henderson, NV 89014  
City & State

CLARK COUNTY, NEVADA  
JUDITH A. MANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
OLD REPUBLIC TITLE COMPANY OF NE  
07-11-96 08:31 AM  
OFFICIAL RECORDS  
BOOK: 960711 INST: 00610  
FEE: 7.00 APTT: 188.50

960711

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 8; THENCE NORTH 89°41'26" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 8, SAID LINE ALSO BEING THE CENTERLINE OF ALEXANDER ROAD A DISTANCE OF 341.84 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE OF ALEXANDER ROAD SOUTH 01°23'32" EAST, 344.39 FEET; THENCE NORTH 89°42'09" EAST, 341.67 FEET; THENCE NORTH 01°21'45" WEST, 344.46 FEET TO THE CENTERLINE OF ALEXANDER ROAD; THENCE SOUTH 89°41'26" WEST, 341.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.70 ACRES (117,689 SQ. FT.) MORE OR LESS



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 4/6/99

APPLICATION/PETITION FOR: ANNEXATION

(Type of Action Requested)

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Gross Acres: 2.31 Lots/Units: 1 Density:

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RECEIVED CITY CLERK 1999 APR 11

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City: Henderson

Contact: Tom Baggs

Tel: 454-2811 520-3581

State: NV 89014

Applicant: Aramark Educational Resources

Address: 573 Park Point Drive

City: Golden

Contact: John Finnemore

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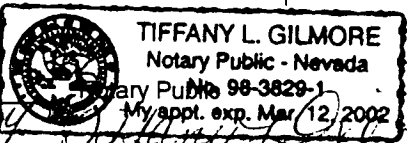
State: NV Zip: 89014

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): [Signature] X Thomas Baggs, Trustee

Print First & Last Name: Thomas Baggs, Trustee

Subscribed and sworn before me this 19th day of February 1999



FOR DEPARTMENT USE ONLY

Case No.: A-27-99(A)

Meeting Date: 5-13-99

No. Signs Required: No. Provided:

Map No.: L-8-1

Total Fee(s):

Receipt No.: (N/A)

Date Accepted: 4-13-99

Accepted By: [Signature]

GRANT, BARGAIN AND SALE DEED

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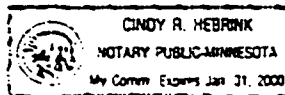
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Dated June 26, 1996

RONALD *Ronald Jae*

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On *June 28, 1996* before me, the  
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*Ronald Jae*



personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) are subscribed to the within  
instrument and acknowledged to me (that he/she/they executed the same in  
his/hers/their authorized capacity(ies), and that he/hers/their signature(s) on  
the instrument is/are the entry upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.  
Signature *Cindy Hebrink*  
Name CINDY HEBRINK  
(print or printed)

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 96-41-6543  
Escrow No. 96-41-6543-JM

WHEN RECORDED MAIL TO

Name Evelyn Matonovich  
Street 29 Pleasant Ridge Drive  
Address Henderson, NV 89014  
City & State

REC-618 1/94

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

OLD REPUBLIC TITLE COMPANY OF NE  
87-11-96 08:31 : 0404  
OFFICIAL RECORDS  
BOOK: 960711 INST: 00610  
FEE: 7.00 APTT: 188.50

960711

## LEGAL DESCRIPTION

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