



021645

April 10, 2000

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Ms. Shirley B. Parraguirre, County Clerk
County of Clark
200 South Third Street
Las Vegas, Nevada 89155

Re: **City of Las Vegas Annexation (A-0009-2000)**
Hilda West
The Mueller 1991 Trust
Bobbie R. and E.P. Scott Trust
6040 North Monte Cristo Way
Las Vegas, NV 89130-1046
Parcel #: 138-12-111-003
138-12-111-004
138-12-111-005

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 2.03 acres generally located on the northeast corner of Jones Boulevard and Edward Avenue.

A copy of the Petition of Annexation is attached for your further detailed information. This Petition will be considered by the Planning Commission on May 11, 2000, and will subsequently be heard by the City Council.

Sincerely,

Barbara Jo Ronemus
City Clerk *BJR*

/epc

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us



MEMORANDUM

**City of Las Vegas
Planning & Development Department
Current Planning**

To: City Clerk

**From: Sean Robertson
229-6886**

RE: Annexation Petition #A-0009-2000

Assessor's Parcel #(s): 138-12-111-003; 138-12-111-004; 138-12-111-005

Total Acreage: 2.03 acres

General Location: Northeast corner of Jones Boulevard and Edward Avenue

Planning Commission: 05/11/2000

If you need any other information, please do not hesitate to call me.

Thank you.

RECEIVED
CITY CLERK
2000 APR -U P 3: 22
Sean Robertson

PETITION FOR ANNEXATION

4

COUNCIL

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:

three vacant lots (approximately 2.03 total acres) ON THE NORTH EAST CORNER OF JONES BOULEVARD AND EDWARD AVENUE, with a proposed usage of a THREE LOT COMMERCIAL SUBDIVISION - APN#'s 138-12-111-003 AND 138-12-111-004 AND 138-12-111-005

Number of Acres to be Annexed: 2.03
General Location of Annexation Area: ON THE NORTH EAST CORNER OF JONES BOULEVARD AND EDWARD AVENUE

Respectfully submitted,

Signature: Hilda West
HILDA WEST

E.F. Mueller, Trustee
MUELLER 1991 TRUST
E.F. MUELLER

Bobbie R. Scott
BOBBIE R. AND E.P. SCOTT TRUST

Name (Print): HILDA WEST AND THE MUELLER 1991 TRUST AND BOBBIE R. AND E.P. SCOTT TRUST
Address: 6040 NORTH MONTE CRISTO WAY
LAS VEGAS, NEVADA 89130-1046

Telephone: (503)274-4685

RECEIVED
CITY CLERK
APR - 11 P 3:22

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.

Bobbie R. Scott
BOBBIE R. AND E.P. SCOTT TRUST

X Hilda West
HILDA WEST

E.F. Mueller, Trustee
THE MUELLER 1991 TRUST
E.F. MUELLER

INDIVIDUAL ACKNOWLEDGEMENT

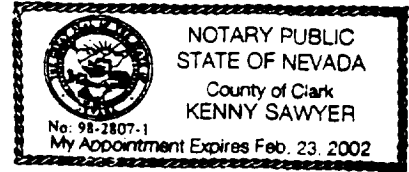
ORIGINAL

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 25 day of Nov., 1998, personally appeared before me, a Notary Public in and for the County of Clark, State of Nevada, Nilsa West known to me to be the person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Kenny Sawyer X
NOTARY PUBLIC, in and for said County and State

My Commission Expires: 2-23-2002



CERTIFICATE (Trust)

ORIGINAL

I, Bobbie R Scott, certify that I am the Trustee
of the Bobbie R. & EP. Scott which is named as Owner in the foregoing Agreement;
that Bobbie R. Scott, who signed said Agreement on behalf of said Owner was then
the Trustee of that trust; and that he or she was duly authorized to sign said
Agreement for and in behalf of that trust.

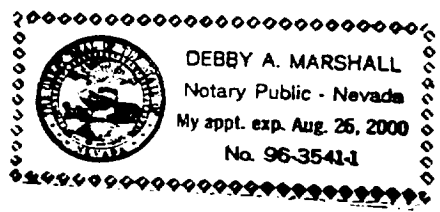
By [Signature]
Bobbie R. Scott Trustee

STATE OF NEVADA
COUNTY OF CLARK

ss.

On this 25th day of NOVEMBER, 1998, before me personally appeared Bobbie R. Scott, known or proved to me to be the person who executed the above instrument, who
acknowledged that he is the Trustee of EP Scott Trust, named as an Owner above,
and that he executed the foregoing instrument on behalf of said trust for the purposes therein stated.

[Signature]
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE



CERTIFICATE (Trust)

I, E.F. Mueller, certify that I am the Trustee
of the Mueller 1991 Trust which is named as Owner in the foregoing Agreement;
that E.F. Mueller, who signed said Agreement on behalf of said Owner was then
the Trustee of that trust; and that he or she was duly authorized to sign said
Agreement for and in behalf of that trust.

By [Signature]
E.F. Mueller
Trustee

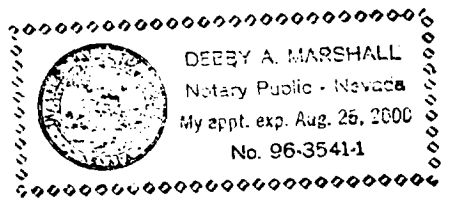
STATE OF NEVADA

ss.

COUNTY OF CLARK

On this 30th day of November, 1998, before me personally appeared
E.F. Mueller, known or proved to me to be the person who executed the above instrument, who
acknowledged that he is the Trustee of Mueller 1991 Trust, named as an Owner above,
and that he executed the foregoing instrument on behalf of said trust for the purposes therein stated.

[Signature]
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE



When Recorded Return To:
City of Las Vegas - Land Dev
731 South 4th Street
Las Vegas, NV 89121

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

LAS VEGAS CITY
02-11-99 08:35 ESP
OFFICIAL RECORDS
BOOK: 990211 INST: 00628
FEE: 10.00 RPPT: .00

ORIGINAL

AMOUNT 163.50 163.80

970729.00768

GRANT, BARGAIN, SALE DEED

70826-DM

THIS INSTRUMENT WITNESSETH: That: E.F. MUELLER, Trustee of the MUELLER 1991 TRUST dated Dec. 10, 1991
AND V.E. O'HARE, a widow
in consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
HILDA WEST, a widow

all that real property sits in the City of Las Vegas County of Clark
State of Nevada, bounded and described as follows:

(3)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

APN: 138-12-110-007

SIGNED IN COUNTER

SUBJECT TO: 1. Taxes for the fiscal year
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 3rd day of JUNE 1997
V.E. O'HARE
E.F. MUELLER, TRUSTEE

STATE OF Idaho } s.s.
County of Boise
On this 3rd day of June 1997
personally appeared before me, a Notary Public in and for said
County and State E.F. Mueller

ESCROW NO. _____
WHEN RECORDED MAIL TO: HILDA WEST
2021 Daley North Las Vegas, NV 89030

Known to me to be the person described in and who executed the foregoing instrument who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Dolores M. Knapp
DOLORES M. KNAPP
NOTARY PUBLIC
STATE OF IDAHO
My commission expires 10/29/02

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EXEMPT 8

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CORPORATION GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: MINNESOTA TITLE HOLDING COMPANY, a Nevada corporation, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to V. E. O'HARE, a widow, an undivided one-half (1/2) interest, and E. F. MUELLER, Trustee of the MUELLER 1991 TRUST dated December 10, 1991, an undivided one-half (1/2) interest, in and to all that real property situated in the County of Clark, State of Nevada, bounded and described as follows, to wit:

Lot Thirteen (13) in Block One (1) of TONOPAH TERRACE, as shown by map thereof on file in Book 4 of Plats, page 19, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land as conveyed to Clark County, Nevada, by deed recorded March 20, 1985, in Book 2081 of Official Records as Document No. 2040456 described as follows:

BEGINNING at the Southwest corner of Lot 13 in Block 1 of said TONOPAH TERRACE; thence along the West line of said Lot 13, North $00^{\circ}17'38''$ East a distance of 3.35 feet to a point in a nontangent curve Northerly having a radius of twenty-five (25.00) feet; thence from a tangent which bears South $61^{\circ}37'06''$ East, Easterly along said curve through a central angle of $29^{\circ}59'39''$ an arc distance of 13.09 feet to the point of cusp with the South line of said Lot 13; thence tangent to said curve, along the South line of said Lot 13; thence tangent to said curve, along the South South line of said Lot 13, South $86^{\circ}23'15''$ West a distance of 12.63 feet to the POINT OF BEGINNING.

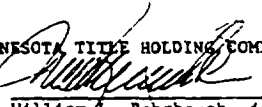
(APN 280-591-005)

- SUBJECT TO: (1) Taxes for the fiscal year 1991-92;
- (2) Restrictions, conditions, reservations, rights, rights of way and easements of record;
- (3) Deed of Trust which secures a loan in favor of PAUL A. HUEBNER;

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

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be affixed hereto by its officer(s) thereunto duly authorized this 7th day of January, 1992.

MINNESOTA TITLE HOLDING COMPANY

By: 
William L. Rohrbaugh, its
Vice President


When recorded, mail to:
V.E. O'Hare
1229 S. Casino Center Blvd.
Las Vegas, NV 89104

753925-1

9 2 0 1 3 1 0 0 7 7 9

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 17th day of January, 1992, personally appeared before me, a Notary Public in and for said County and State, WILLIAM L. ROHRBAUGH known to me (or proved on the basis of satisfactory evidence) to be the person whose name is affixed to the within instrument, who acknowledged that he executed the same.
WITNESS my hand and Official Seal.


NOTARY PUBLIC in and for
said County and State



NOTARY PUBLIC
County of Clark
State of Nevada
JACK E. CLARK
My Appointment Expires Feb. 23, 1994

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE COMPANY

01-31-92 08:00 VLW
OFFICIAL RECORDS
BOOK: 320131 INST: 00779
FEE: 6.00 RPTT: EX#008

Affix R.P.T.T.S

GRANT, BARGAIN, SALE DEED

3

THIS INDENTURE WITNESSETH That V. E. O'HARE, A WIDOW AND E. F. MUELLER, TRUSTEE OF THE MUELLER 1991 TRUST DATED DECEMBER 10, 1991. in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to BOBBIE R. SCOTT AND E.P. SCOTT, Trustees of
THE BOBBIE R. SCOTT AND E.P. SCOTT TRUST DATED NOVEMBER 19, 1993
 all that real property situate in the County of Clark State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

138-12-111-002

- SUBJECT TO: 1. Taxes for the fiscal year.
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness _____ hand(s) this 10th day of June 1998

V. E. O'HARE

 V. E. O'HARE

E. F. Mueller

 E. F. MUELLER, TRUSTEE OF THE MUELLER
 1991 TRUST DATED DECEMBER 10, 1991

STATE OF IDAHO }
 COUNTY OF KOOTENAI } s.s.

This instrument was acknowledged before me on June 10, 1998 by

E.F. MUELLER, TRUSTEE OF THE MUELLER 1991 TRUST DATED 12/10/91



Tanya Yost

 Notary Public in and for said County and State

ESCROW NO. 981253-NW
 WHEN RECORDED MAIL TO:
 BOBBY R. & E.P. SCOTT TRUST
 P.O. Box 81347
 Las Vegas, Nevada 89180-1347

STATE OF NEVADA
COUNTY OF CLARK

On this 17th day of June, 1998, before me,
the undersigned, a Notary Public in and for said County and State
personally appeared V.E. O'HARE

known to me to be the person described in and who executed the fore-
going instrument, who acknowledged to me that s/he executed the
same freely, voluntarily and for the uses and purposes therein mentioned.

Rosemary Alizian
NOTARY PUBLIC

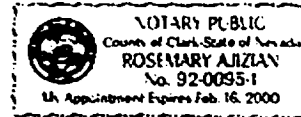


EXHIBIT 'A'

That portion of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., also being a portion of Edwards Corner, a Commercial Subdivision, shown by map thereof on file in Book 80 of Plats, page 49, in the Office of the County Recorder of Clark County, Nevada, described as follows:

COMMENCING at the Northwest corner of said Section 12, said point being on the centerline of Jones Boulevard:

THENCE along said centerline of Jones Boulevard, South 01° 43' 15" West, 1,008.78 feet;

THENCE South 88° 16' 45" East, 44.69 feet to the Easterly right-of-way of aforesaid Jones Boulevard;

THENCE South 02° 29' 10" West along said right-of-way of Jones Boulevard 116.07 feet to the POINT OF BEGINNING;

THENCE continuing South 02° 29' 10" West, 157.81 feet to a point of curvature;

THENCE curving to the left along a tangent curve with a radius of 25.00 feet, through a central angle of 94° 05' 55" an arc length of 41.06 feet, to a point on the Northerly right-of-way of Gooden Avenue;

THENCE continuing along said right-of-way of Gooden Avenue, North 88° 23' 15" East, 150.87 feet;

THENCE departing said right-of-way North 43° 00' 28" East, 29.56 feet;

THENCE North 00° 37' 38" East, 155.79 feet;

THENCE North 89° 22' 22" East, 191.52 feet, to the POINT OF BEGINNING.

BEING FURTHER DESCRIBED as Lot 1 of Record of Survey in File 96, page 1, recorded June 15, 1998 in Book 980615 as Document No. 01327 of Official Records, Clark County, Nevada.

CLARK COUNTY, NEVADA
 JUDITH A. VANDEVER, RECORDER
 RECORDED AT REQUEST OF:
 NATIONAL TITLE COMPANY
 06-19-98 08:15 EAH 3
 OFFICIAL RECORDS
 BOOK: 980619 INST: 00461
 FEE: 9.00 RPPT: 522.50

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EXEMPT 8

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CORPORATION GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: MINNESOTA TITLE HOLDING COMPANY, a Nevada corporation, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to V. E. O'HARE, a widow, an undivided one-half (1/2) interest, and E. F. MUELLER, Trustee of the MUELLER 1991 TRUST dated December 10, 1991, an undivided one-half (1/2) interest, in and to all that real property situated in the County of Clark, State of Nevada, bounded and described as follows, to wit:

Lot Thirteen (13) in Block One (1) of TONOPAH TERRACE, as shown by map thereof on file in Book 4 of Plats, page 19, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land as conveyed to Clark County, Nevada, by deed recorded March 20, 1985, in book 2081 of Official Records as Document No. 2040456 described as follows:

BEGINNING at the Southwest corner of Lot 13 in Block 1 of said TONOPAH TERRACE; thence along the West line of said Lot 13, North 00°37'38" East a distance of 3.35 feet to a point in a nontangent curve Northerly having a radius of twenty-five (25.00) feet; thence from a tangent which bears South 61°37'06" East, Easterly along said curve through a central angle of 29°59'39" an arc distance of 13.09 feet to the point of cusp with the South line of said Lot 13; thence tangent to said curve, along the South line of said Lot 13; thence tangent to said curve, along the South South line of said Lot 13, South 86°23'15" West a distance of 12.63 feet to the POINT OF BEGINNING.

(APN 280-591-005)

- SUBJECT TO: (1) Taxes for the fiscal year 1991-92;
- (2) Restrictions, conditions, reservations, rights, rights of way and easements of record;
- (3) Deed of Trust which secures a loan in favor of PAUL A. HUEBNER;

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

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be affixed hereto by its officer(s) thereunto duly authorized this 7th day of January, 1992.

MINNESOTA TITLE HOLDING COMPANY

By: 
William L. Rohrbaugh, its
Vice President


When recorded, mail to:
V.E. O'Hare
1229 S. Casino Center Blvd.
Las Vegas, NV 89104

53925-1

9 2 0 1 3 1 0 0 7 7 9

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 17th day of January, 1992, personally appeared before me, a Notary Public in and for said County and State, WILLIAM L. ROHRBAUGH known to me (or proved on the basis of satisfactory evidence) to be the person whose name is affixed to the within instrument, who acknowledged that he executed the same.
WITNESS my hand and Official Seal.


NOTARY PUBLIC in and for
said County and State



NOTARY PUBLIC
County of Clark
State of Nevada
JACK E. CLARK
My Commission Expires Feb. 23, 1994

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE COMPANY

01-31-92 08:00 VLW 2
OFFICIAL RECORDS
BOOK 920131 INST: 00779
FEE: 6.00 RPT: EX#008