



021631



February 11, 2000

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

Re: **City of Las Vegas Annexation (A-0004-2000)**  
**Walter Clyde Pearson Trust**  
**1625 South Birch Street**  
**Las Vegas, NV 89102**  
**Parcel #: 125-08-805-006**

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

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 2.2 acres generally located on Grand Teton Road, approximately ¼ mile west of Durango Drive.

A copy of the Petition of Annexation is attached for your further detailed information. This Petition will be considered by the Planning Commission on March 23, 2000, and will subsequently be heard by the City Council.

Sincerely,

**Barbara Jo Ronemus**  
City Clerk

/epc  
attachments

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-0004-2000

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**Assessor's Parcel #(s):** 125-08-805-006

**Total Acreage:** 2.2 acres

**General Location:** North of Grand Teton Road, approximately ¼ mile west of Durango Drive.

**Planning Commission:** 03/23/2000

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

Thank you.

2000 MAR 23 11:00 AM  
CITY CLERK

PETITION FOR ANNEXATION

790-15-00553

3

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:

a vacant lot (approximately .50 acres) ON GRAND TETON, APPROXIMATELY 1/4 MILE WEST OF DURANGO DRIVE, with a proposed usage of SINGLE FAMILY RESIDENCES - APN#125-08-805-006

Number of Acres to be Annexed: 2.2

General Location of Annexation Area: ON GRAND TETON, APPROXIMATELY 1/4 MILE WEST OF DURANGO DRIVE

Respectfully submitted,

Signature:   
WALTER CLYDE PEARSON TRUST

Name (Print): WALTER CLYDE PEARSON TRUST  
Address: 1625 SOUTH BIRCH STREET  
LAS VEGAS, NEVADA 89102  
Telephone: (702)384-0602

*Handwritten signature of City Clerk*  
CITY CLERK  
JAN 15 2015

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.

  
WALTER CLYDE PEARSON TRUST

ORIGINAL

ORIGINAL

CERTIFICATE (Trust)

I, WALTER CLYDE PEARSON, certify that I am the TRUSTEE of the WALTER CLYDE PEARSON TRUST which is named as Owner in the foregoing Agreement; that WALTER CLYDE PEARSON, who signed said Agreement on behalf of said Owner was then the GRANTOR of that trust; and that he or she was duly authorized to sign said Agreement for and in behalf of that trust.

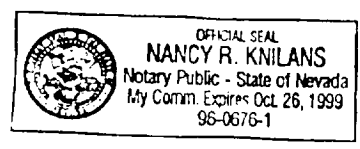
By W.C.P.  
WALTER CLYDE PEARSON Trustee

STATE OF NEVADA  
COUNTY OF CLARK

ss.

On this 21 day of December, 1998, before me personally appeared Walter Clyde Pearson, known or proved to me to be the person who executed the above instrument, who acknowledged that he is the Trustee of Walter Clyde Pearson Trust, named as an Owner above, and that he executed the foregoing instrument on behalf of said trust for the purposes therein stated.

Nancy R. Knilans  
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE



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

When Recorded Return 10:  
City of Las Vegas - Land Dev  
731 South 4th Street  
Las Vegas, NV 89121

07-15-1999 09:00 DB1 2  
BOOK: 990715 INST: 00538  
FEE: 8.00 RPPT: .00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That W. C. PEARSON also known as WALTER CLYDE PEARSON, an unmarried man, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to WALTER CLYDE PEARSON, Trustee of the WALTER CLYDE PEARSON TRUST, dated July 26, 1997, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 19 South, Range 60 East.

EXCEPTING THEREFROM the interest in the South Thirty (30) feet as conveyed to the County of Clark by Document No. 1039331, recorded July 5, 1979 of Official Records.

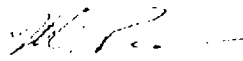
- SUBJECT TO:
1. All general and special taxes for the fiscal year.
  2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

GRANTEES ADDRESS: WALTER CLYDE PEARSON, 1625 Birch Street, Las Vegas, Nevada 89102  
APN: 125-08-805-006

SUBJECT TO: Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness his hand this 18 day of July, 1997.

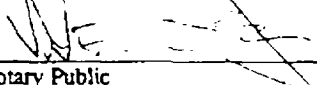


W. C. PEARSON also known as  
WALTER CLYDE PEARSON

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On this 18<sup>th</sup> day of May, 1997, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared W. C. Pearson also known as WALTER CLYDE PEARSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
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Notary Public



When Recorded, Mail to:  
WALTER CLYDE PEARSON  
1625 Birch Street  
Las Vegas, Nevada 89102

6978-1

**EXHIBIT "A"**  
**POWERS OF TRUSTEE**

WALTER CLYDE PEARSON, Trustee, hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "WALTER CLYDE PEARSON TRUST" which was executed on 4-14-98, 1997.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF  
MARDONIS & AURBACH  
06-01-98 11:33 081 3  
BOOK 980601 INST: 00832  
FEE 9.00 RPTT. EX#008