



021642

March 6, 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-0006-2000)**
Borsack Group, Inc.
711 Pilot Road #F
Las Vegas, NV 89119
Parcel#: 125-27-802-010

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 3.7 acres generally located on the northwest corner of Ann Road and Balsam Street.

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,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus".

Barbara Jo Ronemus
City Clerk *BJR*

/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-0006-002000

Assessor's Parcel #(s): 125-27-802-010

Total Acreage: 3.7 acres

General Location: Northwest corner of Ann Road and Balsam Street

Planning Commission: 03/23/2000

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

Thank you.

RECEIVED
CITY CLERK
A 9:14
2000 MAR -6

Development
Services Center

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

Current Planning Division
APPLICATION/PETITION FOR: ANNEXATION

(Type of Action Requested)

Project Address (Location): 6910 W. Ann Road Ann Road & Balsam Street (NWx)

Proposed Use: Animal Hospital Assessor's Parcel No(s): 125-27-802-010

Project Name: Ann and Balsam

Existing General Plan Designation: Rural Lone Mtn Master Proposed General Plan Designation: N/A

Existing Zoning: R-E Proposed Zoning: N/A Ward No.: N/A

Commercial Sq. Ft.: N/A Floor Area Ratio: N/A

Gross Acres: 3.7 + - Lots/Units: N/A Density: N/A

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): Borsack Group, Inc
Address: 711 Pilot Road #F
City: Las Vegas
Contact: Donald Borsack, Jr.
Tel: 897-5660 Fax: 897-5573
State: NV Zip: 89119

Applicant: VTN Nevada
Address: 2727 S. Rainbow
City: Las Vegas
Contact: Rick Magness/Mary Barry
Tel: 873-7550 Fax: 362-2597
State: NV Zip: 89146

Represented By: VTN Nevada
Address: 2727 S. Rainbow
City: Las Vegas
Contact: Rick Magness/Mary Barry
Tel: 873-7550 Fax: 362-2597
State: NV Zip: 89146

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

PROPERTY OWNER(S):

Print First & Last Name: Donald D. Borsack
Pres. Borsack Grp. Inc.

Subscribed and sworn before me this 22nd day of February 19 2000

Jan Driggers

Notary Public-State Of Nevada
Notary County Of Clark
JEAN DRIGGERS
My Appointment Expires

No. 93-1191-1

March 3, 2001

FOR DEPARTMENT USE ONLY

Case No.: A-0006-02

Meeting Date: 3/23/00

No. Signs Required: No. Provided:

Map No.: G-27-8

Total Fee(s): 0

Receipt No.: 0

Date Accepted: 2/22/00

Accepted By: [Signature]

ARX R.P.T.T. 216.45

92-12-0058-AR

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That MARGARET JONES DEROCHE AS TRUSTEE OF THE MARGARET JONES DEROCHE 1985 TRUST, DIANE DEROCHE CROSS, A MARRIED WOMAN,
AS HER SOLE AND SEPARATE PROPERTY, AND DAVID NELSON DEROCHE, AN UNMARRIED MAN, ALL AS TO AN
UNDIVIDED 66.6667% INTEREST; MOFOBS, A NEVADA PARTNERSHIP AS TO AN UNDIVIDED 25.0000% INTEREST
AND ANDREWS AND KURTH, A TEXAS PARTNERSHIP, AS TO AN UNDIVIDED 8.3333% INTEREST
 In consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to THE BORSACK GROUP, INC., A NEVADA CORPORATION

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 27,
 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.O.B. & M., MORE PARTICULARLY DESCRIBED AS PARCEL 1, AS
 SHOWN BY PARCEL MAP IN FILE 4, PAGE 66, RECORDED JANUARY 20, 1975, AS DOCUMENT NO. 448001
 IN BOOK 489 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SUBJECT TO: (1) Taxes for the fiscal year 1992/1993.
 (2) Covenants, Conditions, Restrictions, Rights,
 Rights of Way and Easements now of record.

THIS DOCUMENT MAY BE EXECUTED IN COUNTERPART TO FACILITATE THIS TRANSACTION EACH OF WHICH SO
 EXECUTED SHALL, IRRESPECTIVE OF THE DATE OF ITS EXECUTION AND DELIVERY, BE DEEMED AN
 ORIGINAL, AND THESE COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE AND THE SAME INSTRUMENT.

APN 500-023-013

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

Witness BY MY _____ hand ON this _____ day of _____, 19 _____

MARGARET JONES DEROCHE, TRUSTEE

DIANE DEROCHE CROSS

DAVID NELSON DEROCHE

MOFOBS, A NEVADA PARTNERSHIP

ANDREWS AND KURTH, A TEXAS PARTNERSHIP

BY:

ITS:

WILLIAM T. MILLER, L.L.P.
 STATE OF NEVADA

County of Nevada
 on the 8th day of December, 1992.

personally appeared before me, a Notary Public:

William T. Miller

Notary Public

who acknowledged that _____ executed the above
 instrument.

Signed Brenda D. Nichols



BRENDA D. NICHOLS
 NOTARY PUBLIC
 APRIL 15, 1993

United Title of Nevada

4432 Aldebaran, Las Vegas, NV 89103
 702-385-4185



Order No. 92-12-0058-AG

When recorded, mail to THE BORSACK GROUP

4432 Aldebaran, Las Vegas, NV 89103

9 3 3 1 2 2 0 3 3 0

AMX R.P.T.T. 1 216.45

92-12-0058-AG

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APN 500-023-013

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

Witness BY MY handed ON this _____ day of _____ 19 12/8/92

MARGARET JONES DEROCHE, TRUSTEE

DIANE DEROCHE CROSS

DAVID NELSON DEROCHE

MOFORS, A NEVADA PARTNERSHIP

ANDREWS AND KURTH, A TEXAS PARTNERSHIP

BY:

ITS:

BY:

STATE OF NEVADA

County of DISTRICT OF COLUMBIA
on this 8th day of DECEMBER, 19 92
personally appeared before me, a Notary Public,
DIANE DEROCHE CROSS

who acknowledged that _____ executed the above instrument.

Signed Matthew J. Linn
Notary Public
MATTHEW J. LINN, Notary Public
Washington, District of Columbia
My Commission Expires March 14, 1997

Order No. 92-12-0058-AG

When recorded, mail to THE BORSACK GROUP

4432 Aldebaran, Las Vegas, NV 89103

United Title of Nevada

200 W. Spring Street, Suite 100
Las Vegas, Nevada 89101
702-385-4195



AMR R.P.Y.T. 215.45
92-12-0058-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARGARET JONES DEROCHE AS TRUSTEE OF THE MARGARET JONES DEROCHE 1985 TRUST, DIANE DEROCHE CROSS, A MARRIED WOMAN,
AS HER SOLE AND SEPARATE PROPERTY, AND DAVID NELSON DEROCHE, AN UNMARRIED MAN, ALL AS TO AN UNDIVIDED 66.6667% INTEREST; MOFOBS, A NEVADA PARTNERSHIP AS TO AN UNDIVIDED 25.0000% INTEREST
AND ANDREWS AND KURTH, A TEXAS PARTNERSHIP, AS TO AN UNDIVIDED 8.3333% INTEREST
in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to: THE BORSACK GROUP, INC., A NEVADA CORPORATION

All that real property situated in the _____ County of: CLARK

State of Nevada, bounded and described as follows:

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APN 500-023-013

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

Witness BY MY hand ON this 7th day of December, 1992

Margaret Jones DeRoché
MARGARET JONES DEROCHE, TRUSTEE

DIANE DEROCHE CROSS

DAVID NELSON DEROCHE

MOFOBS, A NEVADA PARTNERSHIP

ANDREWS AND KURTH, A TEXAS PARTNERSHIP

BY:

ITS:

BY: STATE COMMISSIONER California
County of Contra Costa
on this 7th day of December, 1992.
personally appeared before me, a Notary Public,
Margaret Jones DeRoché

Order No. 92-12-0058-AG

When recorded, mail to THE BORSACK GROUP
4432 Aldebaran, Las Vegas, NV 89103

Witness acknowledged that She executed the above instrument.

Signed [Signature]
2 FRANCIS ALFONSO
3 NOTARY PUBLIC
4 SAN FRANCISCO COUNTY
5 NOTARY PUBLIC
6 NOTARY PUBLIC
7 NOTARY PUBLIC
8 NOTARY PUBLIC
9 NOTARY PUBLIC
10 NOTARY PUBLIC

United Title of Nevada

1000 N. Virginia Ave. Ste. 100
Las Vegas, NV 89101
Tel. 251-4000



AMS R.P.T.T. 9 216.45
92-12-0058-AG

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That MARGARET JONES DEROCHE AS TRUSTEE OF THE MARGARET JONES DEROCHE 1985 TRUST, DIANE DEROCHE CROSS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AND DAVID NELSON DEROCHE, AN UNMARRIED MAN, ALL AS TO AN UNDIVIDED 66.6667% INTEREST; MOFORS, A NEVADA PARTNERSHIP AS TO AN UNDIVIDED 25.0000% INTEREST AND ANDREWS AND KURTH, A TEXAS PARTNERSHIP, AS TO AN UNDIVIDED 8.3333% INTEREST in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to THE BORSACK GROUP, INC., A NEVADA CORPORATION

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APN 500-023-013

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

Witness BY MY hand ON this day of 19

MARGARET JONES DEROCHE, TRUSTEE

DIANE DEROCHE CROSS

David Nelson Deroche 12-8-92
DAVID NELSON DEROCHE

MOFORS, A NEVADA PARTNERSHIP

BY:

ANDREWS AND KURTH, A TEXAS PARTNERSHIP

ITS:

BY: STATE OF NEVADA

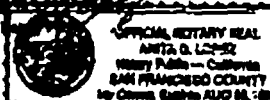
County of Clark
on this 12th day of December, 1992,
personally appeared before me, a Notary Public,
David Nelson Deroche

Order No. 32-12-0058-AG

When recorded, mail to THE BORSACK GROUP
4432 Aldebaran, Las Vegas, NV 89103

who upon certification that he executed the above instrument.

Signed:



United Title of Nevada

400 N. Spring Street
Las Vegas, Nevada 89101
(702) 399-1111



9 3 0 1 2 2 0 0 3 3 3

AMR R.P.T.T.S. 216.45

92-12-0058-AG

GRANT, BARGAIN, SALE DEED

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AND ANDREWS AND KURTH, A TEXAS PARTNERSHIP, AS TO AN UNDIVIDED 8.3333% INTEREST
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 SHOWN BY PARCEL MAP IN FILE 4, PAGE 66, RECORDED JANUARY 20, 1975, AS DOCUMENT NO. 440001
 IN BOOK 489 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SUBJECT TO: (1) Taxes for the fiscal year 1992/1993.
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ORIGINAL, AND THESE COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE AND THE SAME INSTRUMENT.

APN 506-023-013

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

Witness BY MY _____ hand _____ this _____ day of _____, 19 _____

MARGARET JONES DEROCHE, TRUSTEE

DIANE DEROCHE CROSS

DAVID NELSON DEROCHE

MOFOBS, A NEVADA PARTNERSHIP

ANDREWS AND KURTH, A TEXAS PARTNERSHIP

BY: Steven R. Lowe

ITS: Partner STEVEN R. LOWE

AT:
 STATE OF NEVADA

County of CLARK
 on this 11th day of December, 1992
 personally appeared before me, a Notary Public

Steven R. Lowe

who acknowledged that _____ executed the above
 instrument.

Signed Mary Ellen Chamberlain



United Title of Nevada

400 S. Rye, Suite 100
 Las Vegas, Nevada 89103
 702-385-4195



Order No. 92-12-0058-AG

When recorded, mail to THE BORSACK GROUP
4432 Aldebaran, Las Vegas, NV 89103

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

01-22-93 08:00 AM
 BOOK 930122 NET: 00538
 PAGE 2.00 REPT: 216.45



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

LEGAL DESCRIPTION

LOT 1 OF THAT PARCEL MAP RECORDED JANUARY 20, 1975 AT THE
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE
04 OF PARCEL MAPS, AT PAGE 66 LOCATED WITHIN A PORTION OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE
1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY, NEVADA.

END OF DESCRIPTION

LARRY R. NELSON, P.E.
President

Project Number: 333-079-961

- STRUCTURAL
- CIVIL
- SURVEY

January 27, 2000

Robert S. Genzer
Deputy Director
City of Las Vegas
Planning & Development Dept
731 S 4th Street
Las Vegas, NV 89101

Re: A-54-99(A) – ANNEXATION

At this time, US Home Corporation, the applicant for A-54-99(A) does not wish to pursue the annexation that was heard by the City Planning Commission on January 13, 2000.

Please withdraw this application without prejudice. If you have questions or need additional information please call Greg Radig or me at 798-7978.

Sincerely,
L.R. NELSON CONSULTING ENGINEERS, INC.



Jo Pinther
Processing Manager

cc: City Clerk

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, INC.
3035 East Patrick Lane, Suite 9
Las Vegas, NV 89120-3483

Phone 702 / 798-7978
FAX 702 / 451-2296

UTAH

L.R. NELSON
CONSULTING ENGINEERS, L.L.C.

51 West 9000 South
Bandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340

RECEIVED
CITY CLERK
JAN 31 10 3 AM