



021647

January 20, 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-0001-2000)**
Rodney D. and Judy A. Lokken Family Trust
1783 Pandora Drive
Las Vegas, NV 89123

Ocotillo Revocable Living Trust
Kenneth Cox
3310 Mallard Nest Street
Las Vegas, NV 89117

Parcel # - 137-01-301-007
137-01-301-008
137-01-301-009

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 7.56 acres generally located on the southeast corner of Craig Road and Marla 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 February 10, 2000, and will subsequently be heard by the City Council.

Sincerely,


Barbara Jo Ronemus
City Clerk

/epc
attachments

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

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: Nick Giannini
229-6745

RE: Annexation Petition #A-0001-00 (#A-0001-2000)

Assessor's Parcel #(s): 137-01-301-007, 008 & 009

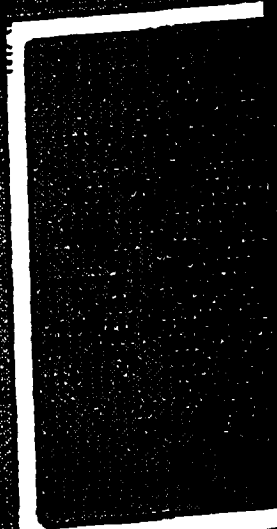
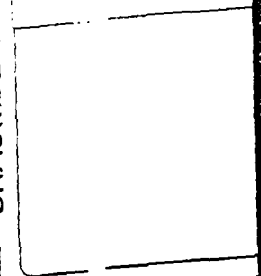
Total Acreage: -007 = 2.75 Acres (including dedicated right of-way)
-008 = 2.74 Acres (including dedicated right of-way)
-009 = 2.07 Acres
Total = 7.56 Acres

General Location: Southeast Corner of Craig Road & Marla Street

Planning Commission: 02/10/2000

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

Thank you.



#137-01-301-007

#137-01-301-009

#137-01-301-008





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM Annexation

Date: _____

APPLICATION/PETITION FOR: _____

(Type of Action Requested)

Project Address (Location): SE corner of Craig Rd. and Marla St.

Proposed Use: Single Family Assessor's Parcel No(s): 137-01-301-007,008

Project Name: Concordia @ Lone Mountain West

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: R-U Clark County Proposed Zoning: U Ward No.: _____

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: 4.375.49 Lots/Units: _____ Density: _____

Additional Information: _____

RECEIVED
CITY CLERK
1/13/2000

APPLICANT INFORMATION:

Property Owner(s): ~~Lokken~~ ^{LOKKEN} Lokken Rodney D, & Judy^A Family Trust Contact: Gidget Graham

Trust Address: 1783 Pandora Dr. Tel: 434-5200 Fax: 434-8200

City: Las Vegas State: NV Zip: 89123

Applicant: Concordia Homes Contact: Gidget Graham

Address: 6360 S. Pecos Road, Ste. G Tel: 434-5200 Fax: 434-8200

City: Las Vegas State: NV Zip: 89119

Represented By: CVL Consultants Contact: Kelli Galagan

Address: 6280 S. Valley View, Ste. 200 Tel: 368-3008 Fax: 368-0047

City: Las Vegas State: NV Zip: 89118

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

PROPERTY OWNER(S): Judy Lokken Trustee

Print First & Last Name: Judy Lokken

Subscribed and sworn before me this 4th day of January, 2000

Kristin L. Cederlund Notary Public

FOR DEPARTMENT USE ONLY

Case No.: A-0001-00

Meeting Date: 02/10/2000

No. Signs Required: — No. Provided: —

Map No.: K-1-5

Total Fee(s): 0

Receipt No.: 0

Date Accepted: 01/11/2000

Accepted By: Hillevi





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: Annexation

(Type of Action Requested)

Project Address (Location): SE Corner of Craig Road and Marla S.

Proposed Use: Single Family Assessor's Parcel No(s): 137-01-301-009

Project Name: Concordia @ Lone Mountain West

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: R-U Clark County Proposed Zoning: U Ward No.: 4

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: 2.07 Lots/Units: _____ Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): <u>Ocotillo Revocable Trust</u> <u>Cox Kenneth</u>	Contact: <u>Gidget Graham</u>
Address: <u>3310 Mallard Nest St.</u>	Tel: <u>434-5200</u> Fax: <u>434-8200</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89117</u>
Applicant: <u>Concordia Homes</u>	Contact: <u>Gidget Graham</u>
Address: <u>6260 S. Pecos Road, Ste. G</u>	Tel: <u>434-5200</u> Fax: <u>434-8200</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89119</u>
Represented By: <u>CVL Consultants</u>	Contact: <u>Kelli Galagan</u>
Address: <u>6280 S. Valley View, Ste. 200</u>	Tel: <u>368-3008</u> Fax: <u>368-0047</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89118</u>

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

PROPERTY OWNER(S): Kenneth R Cox Trustee

Print First & Last Name: Kenneth R Cox

Subscribed and sworn before me this 30th day of December 19 99

Kristin L. Adelund Notary Public

FOR DEPARTMENT USE ONLY

Case No.: _____

Meeting Date: _____

No. Signs Required: _____ No. Provided: _____

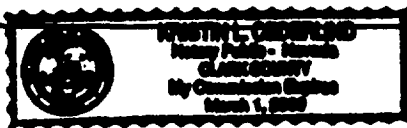
Map No.: _____

Total Fee(s): _____

Receipt No.: _____

Date Accepted: _____

Accepted By: _____



950906.02253

9

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JUDY A. LOKKEN, Trustee of the RODNEY D. LOKKEN AND JUDY A. LOKKEN FAMILY TRUST, dated January 30, 1992, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to JUDY A. LOKKEN, Trustee of the EXEMPTION TRUST OF THE RODNEY D. LOKKEN AND JUDY A. LOKKEN FAMILY TRUST, dated January 30, 1992, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 1, Township 20 South, Range 59 East, M.D.B.&M.

SUBJECT TO:

1. Taxes for the fiscal year.
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record.

GRANTEES ADDRESS: JUDY A. LOKKEN, 1783 Pandora Drive, Las Vegas, NV 89123
APN: 450-260-037 and 450-260-038

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 thereto belonging or in any wise appertaining.

Witness her hand this 30 day of Aug, 1995.


JUDY A. LOKKEN
Trustee

950906.02253

EXHIBIT "A"
POWERS OF TRUSTEE

JUDY A. LOKKEN, Trustee, is 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 "EXEMPTION TRUST OF THE RODNEY D. LOKKEN AND JUDY A. LOKKEN FAMILY TRUST" which was executed on January 30, 1992.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JEFFREY L. BURR LTD
09-05-93 16132 REC 3
OFFICIAL RECORDS
BOOK 950906 PAGE 02253
FEE: 9.00 APT. EX0000

9/12/15.08517

RPT: EXCISE
ASSESSORS PARCEL NO. 450-260-007

ORIGINAL

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESS THAT: KENNETH R. COX, an unmarried man (hereinafter called "GRANTOR(S)") in consideration of \$ ZERO Dollars (\$ 0), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to: KENNETH R. COX, Trustee, or his successors in trust, under the OCOTILLO REVOCABLE LIVING TRUST dated December 11, 1997, and any amendments thereto (hereinafter called "GRANTEE(S)") all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER ONE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, N.D.B. & M.

EXCEPTING AND RESERVING, to the United States all oil, gas, and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

-WITH WARRANTY COVENANTS-

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

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of DEC, 1997.

Kenneth R. Cox
(Signature)

(Signature)

Kenneth R. Cox
(Type Name Here)

(Type Name Here)

STATE OF NEVADA)
COUNTY OF CLARK) ss.
On this 15th day of December, 1997, personally appeared before me, a Notary Public
Kenneth R. Cox

personally known to me to be the person whose name(s) is subscribed to the above instrument who acknowledged that they executed this instrument.
Kenneth R. Cox
Notary Public

Place Seal

RECORDING REQUESTED BY AND MAIL TO
NAME: Kenneth R. Cox
ADDRESS: P.O. Box 34268
CITY: Las Vegas
STATE/ZIP: NV 89133
If applicable, mail tax statements to:
NAME: _____
ADDRESS: _____
CITY: _____
STATE/ZIP: _____
SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

CLARK COUNTY, NEVADA
JUDITH A. VANDEYER, RECORDER
RECORDED AT REQUEST OF:
K CDI
12-15-97 09:20 ESP
OFFICIAL RECORDS
BOOK: 971215 PAGE: 08517
FEE: 7.00 APT: EX0008

January 11, 2000

CL Job# 999-9083-01

**LEGAL DESCRIPTION FOR THE
ANNEXATION FOR LONE MOUNTAIN WEST**

PARCEL # 137-01-301-007 AND 008:

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M.

PARCEL # 137-01-301-009:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 59 EAST M.D.M.