



021656

December 22, 1999

MAYOR
OSCAR B. GOODMAN

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

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-52-99)**
Regent Assisted Living, Inc.
121 S. W. Morrison, Suite 1000
Portland, Oregon 97204
Parcel #: 138-09-601-018

Dear Ms. Parraguirre:

Please be advised that a Petition of Annexation has been submitted for approximately 4.1 acres located on the Northwest corner of Gowan Road and Buffalo 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 January 13, 2000, and will subsequently be heard by the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", written over a horizontal line.

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: Nick Giannini
229-6745**

RE: Annexation Petition #A-52-99

Assessor's Parcel Number(s): 138-09-601-018

Total Acreage: 4.1 acres

General Location: Northwest corner of Gowan Road & Buffalo Drive

Planning Commission Meeting: 01/13/00 *0000*

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

Thank you.

Nancy K. Dwyer
RECEIVED
CITY CLERK
JAN 13 11 A 7:50

PETITION FOR ANNEXATION

ORIGINAL

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:

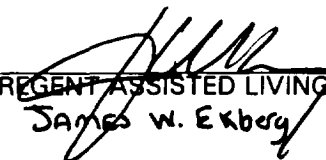
a vacant lot (approximately 4.1 acres) ON THE NORTHWEST CORNER OF BUFFALO DRIVE AND GOAN ROAD, with a proposed usage of A 112 UNIT ASSISTED LIVING FACILITY - APN#138-09-601-018

022
3

Number of Acres to be Annexed: 4.1

General Location of Annexation Area: ON THE NORTHWEST CORNER OF BUFFALO DRIVE AND GOAN ROAD

Respectfully submitted,

Signature: 
REGENT ASSISTED LIVING, INC. an Oregon corporation
James W. Ekberg

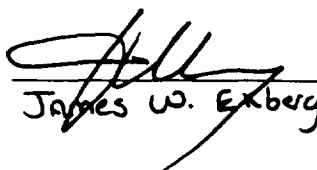
Name (Print): REGENT ASSISTED LIVING, INC. an Oregon corporation
Address: 121 S.W. MORRISON, SUITE 1000
PORTLAND, OREGON 97204

Telephone: (503)274-4685

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.

REGENT ASSISTED LIVING, INC.
an Oregon corporation

James W. Ekberg

OWNER'S CORPORATE CERTIFICATE

ORIGINAL

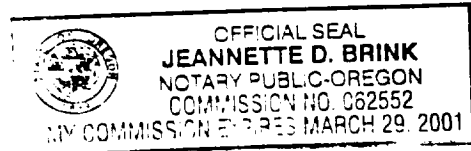
I, David Gibson certify that I am the Secretary of the Corporation named as Owner in the Foregoing Agreement; that James Ekberg, who signed said Agreement on behalf of the Owner, was then Exec - V. P. of the said Corporation; that said Agreement was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

[Signature]
Secretary
DAVID GIBSON

OREGON
STATE OF ~~NEVADA~~)
MULTNOMAH) ss.
COUNTY OF ~~CLARK~~)

On this 2nd day of December, 1998 the following person:
JAMES W. EKBERG personally appeared before me, a Notary Public in and for MULTNOMAH OREGON, known to me to be the EXECUTIVE VICE PRES. of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that the signature to the Agreement was made by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.

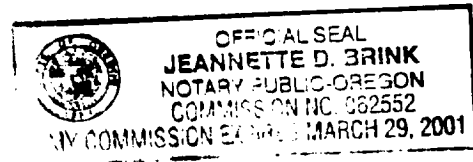
[Signature]
NOTARY PUBLIC, in and for said County and State



OREGON
STATE OF ~~NEVADA~~)
MULTNOMAH) ss.
COUNTY OF ~~CLARK~~)

On this 2nd day of December, 1998 the following person:
DAVID R. GIBSON personally appeared before me, a Notary Public in and for MULTNOMAH OREGON, known to me to be the SECRETARY of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that the signature to the Agreement was made by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC, in and for said County and State



ORIGINAL

Approved by City Council: 99021100625
12/21/98

SEWER CONNECTION AGREEMENT

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THIS SEWER CONNECTION AGREEMENT (the "Agreement" herein), made and entered into this 2nd day of December, 1998 by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "City"), and REGENT ASSISTED LIVING, INC. an Oregon corporation, 121 S.W. MORRISON, SUITE 1000, PORTLAND, OREGON 97204 (hereinafter referred to as "Owner").

WITNESSETH

WHEREAS, the City is able to furnish sewer service to the following described real property which is owned by the Owner and is situated outside the corporate boundaries of the City, to-wit:

A parcel, (approximately 4.1 acres), consisting of vacant land with a proposed usage of A 112 UNIT ASSISTED LIVING FACILITY, located ON THE NORTHWEST CORNER OF BUFFALO DRIVE AND GOAN ROAD (APN# 138-09-601-018).

WHEREAS, the Owner has applied to the City to connect said described real property to the City's sewage collection system, and the City is willing to do so;

NOW, THEREFORE, for and in consideration of the Owner's agreeing to pay the sum of To be determined at time of connection (the "Connection Fee" herein), the City hereby agrees that the Owner may connect a sewer line from said described real property to an extension of the City's sewage collection system at the point which is the nearest and most practical with respect to said real property. The Connection Fee shall be paid in the following manner:

At the time of connection

It is understood and agreed that the Owner shall cause all necessary connecting lines to the existing sewer to be installed at his sole cost and expense, all in conformity with the laws of the City.

It is further understood and agreed that the Owner shall pay an annual sewer service charge in the amount of the then prevailing annual sewer service charge which applies to property which is situated within the corporate boundaries of the City and devoted to the same type of use. The first such annual payment shall be made upon the connection of said described real property to the City's sewage collection system, and each subsequent annual payment shall be made each anniversary of such connection.

The Owner further agrees that the City may annex said described real property into its corporate boundaries as soon as it may legally do so in accordance with the then applicable laws.

This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

ORIGINAL

CITY OF LAS VEGAS

Jean Laverty Jones
JAN LAVERTY JONES, Mayor

Thomas R. Green 1-28-99
Thomas R. Green
Approved as to form: City Attorney's Office

ATTEST:

Barbara J. Ronemus
BARBARA J. RONEMUS, City Clerk

REGENT ASSISTED LIVING, INC.
an Oregon corporation

By: *J. Ekberg*
JAMES J. EKBERG THE OWNER

121 S.W. MORRISON, SUITE 1000
PORTLAND, OREGON 97204

OWNER'S CORPORATE CERTIFICATE

I, David Gibson certify that I am the Secretary of the Corporation named as Owner in the Foregoing Agreement; that James Ekberg, who signed said Agreement on behalf of the Owner, was then Exec. V.P. of the said Corporation; that said Agreement was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

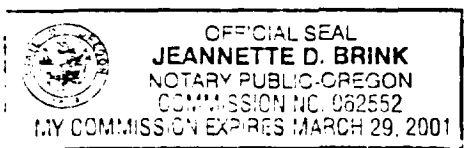
[Signature]
Secretary

ORIGINAL

STATE OF ~~NEVADA~~ OREGON)
COUNTY OF ~~CLARK~~ MULTNOMAH) ss.

On this 2nd day of DECEMBER, 1998 the following person: JAMES W. EKBERG personally appeared before me, a Notary Public in and for MULTNOMAH OREGON known to me to be the EXECUTIVE VICE PRES. of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that the signature to the Agreement was made by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.

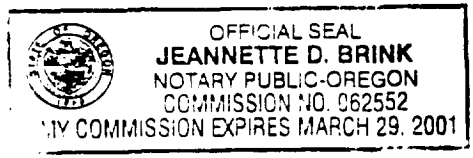
[Signature]
NOTARY PUBLIC, in and for said County and State



STATE OF ~~NEVADA~~ OREGON)
COUNTY OF ~~CLARK~~ MULTNOMAH) ss.

On this 2nd day of DECEMBER, 1998 the following person: DAVID R. GIBSON personally appeared before me, a Notary Public in and for MULTNOMAH OREGON known to me to be the SECRETARY of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that the signature to the Agreement was made by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.

[Signature]
NOTARY PUBLIC, in and for said County and State



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GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That

ROBERT M. BUCKALEW AND I. JANET BUCKALEW, Trustees of The Buckalew Family Trust Dated December 30, 1991

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

REGENT ASSISTED LIVING, INC., a Oregon Corporation

all that real property situated in the City of LAS VEGAS County of Clark State of Nevada, bounded and described as follows:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 20 South, Range 60 East, M.D.B. & M.

Assessor's Parcel No: 138-09-601-018

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

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

Witness OUR hand & this 26th day of March, 19 97

STATE OF NEVADA }
COUNTY OF Clark } ss

Robert M. Buckalew, Trustee
ROBERT M. BUCKALEW, TRUSTEE

Janet Buckalew, Trustee
I. JANET BUCKALEW, TRUSTEE

On March 26, 1997 personally appeared before me, a Notary Public, ROBERT M. BUCKALEW, TRUSTEE and I. JANET BUCKALEW, TRUSTEE * personally known (or proven) to me to be the persons whose names subscribed to the above instrument who acknowledged that they executed the instrument.

*of The Buckalew Family Trust u/a/d. 12-30-91

Signature _____
(Notary Public)
(Notarial Seal)

RECORD NO) 168088-DJ
 INDEX NO) 168088-DJ
 WITH RETURNED MAIL TO: Regent Assisted Living, Inc.,
 121 S.W. Morrison, Ste. 1000, Portland, OR 97204

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 20 South, Range 60 East, M.D.D.B &M.

EXCEPTING THEREFROM that portion of said land conveyed to the County of Clark in Deed recorded October 1, 1996 in Book 961001 as Document No. 761 of Clark County Official Records, described as follows:

The South 40.00 feet and the East 50.00 feet of said land together with a spandrel area in the Southeast corner thereof, being the Northwest corner of the intersection of GOWAN ROAD AND BUFFALO DRIVE, bounded as follows: On the East by the West line of the East 50.00 feet thereof; on the South by the North line of the South 40.00 feet thereof; and on the Northwest by the arc of a curve concave Northwesterly, having a radius of 25.00 feet and being tangent to the West line of the East 50.00 feet and tangent to the North line of the South 40.00 feet.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA
05-31-97 08:01 CPE 2
BOOK: 970551 INST 88112
OFFICIAL RECORDS
FEE: 6.00 APT. 955.40