

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

April 16, 1998

Ms. Loretta Bowman, County Clerk  
County of Clark  
200 South Third Street  
Las Vegas, Nevada 89155

Re: **City of Las Vegas Annexation (A-9-98)**  
**Kenneth R. Gragson**  
**C/O George Holman, Esq**  
**2500 W. Sahara, Ste 202**  
**Las Vegas, Nevada 89102**  
**Parcel No. 125-12-101-001 & -002**

**Edith L. Williamson & RP Family Trust**  
**C/O VTN Nevada**  
**2727 S. Rainbow**  
**Las Vegas, NV 89102**  
**Parcel No. 125-12-101-003**

Dear Ms. Bowman:

Please be advised that a Petition of Annexation has been submitted for approximately 30.00 acres generally located on the southeast corner of Iron Mountain Road and Jones Blvd. and on the southwest corner of Iron Mountain Road and Decatur Blvd.

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 14, 1998, and will subsequently be heard by the City Council.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Jo Ronemus", is written over a horizontal line.

**Barbara Jo Ronemus**  
City Clerk

/jw



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM

Date: 3/20/98

Current Planning Division

APPLICATION/PETITION FOR: Annexation

(Type of Action Requested)

Project Address (Location): SE CORNER IRON MTN. ROAD / JONES BLVD. 125-12-101-002

Proposed Use: RESIDENTIAL COMMUNITY Assessor's Parcel No(s): 125-12-101-001

Project Name: IRON MOUNTAIN RANCHES

Existing General Plan Designation: DR. R. J. M. Proposed General Plan Designation: PCD

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

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

Gross Acres: 20.00 Lots/Units: 1325 + - Density: 4.7 + -

Additional Information: A PROPOSED MASTER-PLANNED RESIDENTIAL COMMUNITY  
TOTAL ACRES: 30.00

### APPLICANT INFORMATION:

Property Owner(s): Kenneth R. Gragson Contact: George Holman, Esq

Address: C/O George Holman, Esq 2500 W. Sahara Suite 202 Tel: 683-2700 Fax: 362-4002

City: Las Vegas State: Nevada Zip: 89102

Applicant: GML PLANNING CONSULTANTS Contact: GARY LICKER

Address: 6787 W. TROPICANA SUITE 245 Tel: 284-7140 Fax: 284-7107

City: LAS VEGAS State: NV Zip: 89103

Represented By: VTN NEVADA Contact: RICK MAGNESS

Address: 2727 SO. RAINBOW BLVD. Tel: 873-7550 Fax: 362-2597

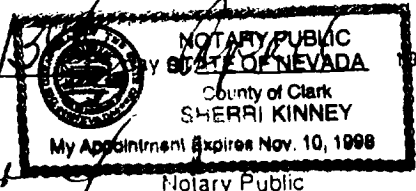
City: LAS VEGAS State: NV Zip: 89102

RECEIVED  
CITY CLERK  
1998 APR 16 8:28

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

PROPERTY OWNER(S): Kenneth R. Gragson Trustee

Print First & Last Name: KENNETH R. GRAGSON Trustee



Subscribed and sworn before me this 13th day of April, 1998

Sherril Kinney  
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: A-9-98

Meeting Date: 5/14/98

Required Signs: 0

Map No.: G-12-1

Total Fee(s): 0

Receipt No.: 0

Date Accepted: 4/14/98

Accepted by: [Signature]

# GRANT, BARGAIN, SALE DEED

RPTT

\$ 440.00

THIS INDENTURE WITNESSETH: That JACK W. EVANS AND MARY ANN EVANS, husband and wife

in consideration of \$ 30.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to KENNETH R. GRAGSON, TRUSTEE

all the real property situate in the \_\_\_\_\_ County of Clark State of Nevada, bounded and described as follows:

**PARCEL I:**

The North Half (N $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 12, Township 19 South, Range 50 East, M.D.M.

**PARCEL II:**

The South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 12, Township 19 South, Range 60 East, M.D.M.

(APNS 480-480-004 and 480-480-005)

SUBJECT TO: 1. Taxes for the fiscal year 1989 - 1990  
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand and seal on this 3rd day of April 19 90

JACK W. EVANS

MARY ANN EVANS

STATE OF NEVADA

County of Clark

On June 5, 1990 personally appeared before me, a Notary Public, Jack W. Evans and Mary Ann Evans

ESCROW NO. } 90-26-0147-BTH  
ORDER NO. }  
WHEN RECORDED MAIL TO: Mr. Kenneth R. Gragson,  
c/o 3320 W. Sahara, 150, Las Vegas, Nevada  
89102

SPACE BELOW FOR RECORDER'S USE ONLY

known (or proved) to me to be the person(s) who executed the foregoing instrument and who acknowledged that he, she, or they executed the above instrument.

WITNESS my hand and official seal.

Elizabeth Newsted  
Notary Public in and for said County and State



**NOTARY PUBLIC**  
STATE OF NEVADA  
County of Clark  
**ELIZABETH NEWSTED**  
My Appointment Expires Mar. 23, 1992

CLARK COUNTY, NV  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
STEWART TITLE OF NV

06-06-90 08:00 CLK 1  
OFFICIAL RECORDS  
BOOK 900606 PAGE 00181  
FEE: 5.00 RPTT: 440.00

# GRANT, BARGAIN, SALE DEED

①

RPPT  
\$ 440.00

THIS INSTRUMENT WITNESSETH: That JACK W. EVANS AND MARY ANN EVANS, husband and wife

In consideration of \$ 0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to  
KENNETH R. GRAGSON, Trustee

all the real property situate in the \_\_\_\_\_ County of Clark  
State of Nevada, bounded and described as follows:

**PARCEL I:**

The North Half (N $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 12, Township 19 South, Range 60 East, M.D.M.

**PARCEL II:**

The South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 12, Township 19 South, Range 60 East, M.D.M.

(APNS 480-480-004 and 480-480-005)

SUBJECT TO: 1. Taxes for the fiscal year 1989 - 1990  
2. Easements, restrictions and conditions if any, rights of way and encumbrances either of record or actually existing on said premises.

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

Witness my hand and seal on this 3rd day of April 19 90

[Signature]  
JACK W. EVANS

[Signature]  
MARY ANN EVANS

STATE OF NEVADA }  
County of Clark } ss.  
On June 5, 1990 personally appeared before  
me, a Notary Public, Jack W. Evans and  
Mary Ann Evans

ESCROW NO. 90-26-0167-BTN  
ORDER NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: Mr. Kenneth R. Gragson,  
c/o 3320 W. Sahara, 150, Las Vegas, Nevada  
89102

SPACE BELOW FOR RECORDER'S USE ONLY

knows (or proved to me to be the person) who executed  
the foregoing instrument and who acknowledged that he  
executed the above instrument.

WITNESSE my hand and official seal.  
[Signature]  
Notary Public for and in said County and State  
**NOTARY PUBLIC**  
STATE OF NEVADA  
County of Clark  
**ELIZABETH NEWSTED**  
My Appointment Expires Apr. 23, 1992

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
STEWART TITLE OF NV  
06-06-90 08:00 CJK 1  
OFFICIAL RECORDS  
BOOK 900606 PAGE 00181  
FEE 5.00 RPPT 440.00

Development Services Center

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 3/20/98

APPLICATION/PETITION FOR: Annexation

(Type of Action Requested)

S.W.

DECATUNG

Project Address (Location): SW CORNER IRON MTN. ROAD / DECATUNG BLVD. ~~FOURTH~~ BLVD

Proposed Use: RESIDENTIAL COMMUNITY Assessor's Parcel No(s): 125-12-101-003

Project Name: IRON MOUNTAIN RANCHES

Existing General Plan Designation: DR, R, L, ML Proposed General Plan Designation: PCD

Existing Zoning: R-E Proposed Zoning: 1 Ward No.: N/A

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

Gross Acres: ~~0.25~~ 10.00 AC Lots/Units: 1325 + - Density: 4.7 + -

Additional Information: A PROPOSED MASTER-PLANNED RESIDENTIAL COMMUNITY

APPLICANT INFORMATION:

Property Owner(s): Edith L. Williamson & RP Family Trst

Contact: Rick Magness

Address: C/O VIN Nevada 2727 S. Rainbow

Tel: 873-7550

Fax: 362-2597

City: Las Vegas

State: Nevada

Zip: 89102

Applicant: GHL PLANNING CONSULTANTS

Contact: GARY LICKER

Address: 6787 W. TROPICANA SUITE 245

Tel: 294-7140

Fax: 294-7197

City: LAS VEGAS

State: NV

Zip: 89103

Represented By: VIN NEVADA

Contact: RICK MAGNESS

Address: 2727 SO. RAINBOW BLVD.

Tel: 873-7550

Fax: 362-2597

City: LAS VEGAS

State: NV

Zip: 89102

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

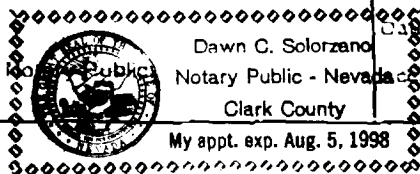
Edith L. Williamson

PROPERTY OWNER(S): Edith L. Williamson

Print First & Last Name: Edith L. Williamson

Subscribed and sworn before me this 14th day of APRIL, 1998

Dawn C. Solorzano



FOR DEPARTMENT USE ONLY

Case No.: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Required Signs: \_\_\_\_\_

Map No.: \_\_\_\_\_

Total Fees: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Case Accepted: \_\_\_\_\_

Accepted By: \_\_\_\_\_

3 7 1 7 1 6 0 0 4 5 6

RPTT \$

# QUITCLAIM DEED

THE SIGNATURES WITNESSED THE RICHARD P. WILLIAMSON and EDITH L. WILLIAMSON,  
husband and wife, as joint tenants,

in consideration of 1.00----- the receipt of which is hereby acknowledged, do hereby recon, release and forever quitclaim to  
the EDITH L. & RICHARD P. WILLIAMSON FAMILY TRUST dated July 14, 1987.

all that real property situated in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows:

The North Half (N1/2) of the South Half (S1/2) of the Northwest  
Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 12,  
Township 19 South, Range 60 East, M.D.B. & M.

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

Witness my hand and seal this 14th day of July, 1987  
Richard P. Williamson Edith L. Williamson  
RICHARD P. WILLIAMSON EDITH L. WILLIAMSON

STATE OF NEVADA  
County of CLARK  
On this 14th day of July, 1987

personally appeared before me, a Notary Public in and for said  
County and State RICHARD P. & EDITH  
L. WILLIAMSON,

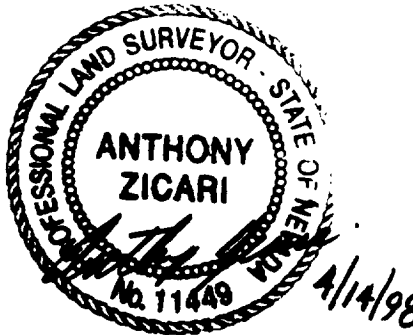
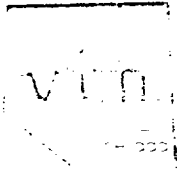
known to me to be the person S described in and who executed  
the foregoing instrument, who acknowledged to me that she  
possessed the same freely and voluntarily and for the uses and  
purposes therein mentioned.  
Karen M. Berk



KAREN M. BERK  
Notary Public - State of Nevada  
Commission Expires June 23, 1990

ESCROW NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: RICHARD & EDITH WILLIAMSON,  
2766 Duneville, Las Vegas, NV, 89102

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF  
CHRISTENSEN AND KIRK CHRIS  
JUL 16 1987  
OFFICIAL RECORDS  
BOOK: 57076 INST: 10456  
FEE: 5.00 RPTT: 1.0008



W.O. 5407  
 APRIL 14, 1998  
 BY: T.Z.  
 P.R. BY: SL

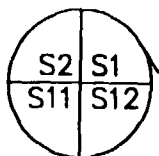
**EXPLANATION:**

THIS LEGAL DESCRIBES PARCELS OF LAND GENERALLY LOCATED SOUTH OF IRON MOUNTAIN ROAD, NORTH OF BRENT LANE, WEST OF DUNNEVILLE STREET, AND EAST OF JONES BOULEVARD.

**LEGAL DESCRIPTION**

BEING THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING: 30 ACRES, MORE OR LESS.



JONES BOULEVARD

IRON MOUNTAIN ROAD

N87°44'37"E 1301.63'

APN 125-12-101-001

N 1/2  
NW 1/4  
NW 1/4

APN 125-12-101-002

N 1/2 S 1/2  
NW 1/4 NW 1/4

APN 125-12-101-003

S87°09'50"W 1291.51'

APN 125-12-101-004

BRENT LANE

DUNNEVILLE STREET

N02°20'51"W

1047.62'

S01°47'03"E

1034.58'



G:\C\5\5407\ANNEX.DWG



EXHIBIT TO ACCOMPANY  
ANNEXATION APPLICATION  
PORTION OF THE NW 1/4, NW 1/4 SECTION 12, T.19S., R.60E.

W.O.#: 5407  
DATE: 4/10/98  
BY: TZ  
SCALE: 1" = 300'  
SHEET 1 OF 1