

NORTH LAS VEGAS CITY COUNCIL  
AGENDA ITEM

Number: **22**

**SUBJECT:**

Annexation No. 136 - Acceptance of annexation petitions from Apex Holding Company, LLC, Apex 385, LLC, Las Vegas Paving Corporation, Apex Corners, LLC, DAB Investments, LLC, and U.S.A., Clark County Assessor's Parcel Numbers 122-04-010-004, 122-08-010-002, 122-08-010-003, 122-09-210-002, 122-09-401-001, 122-04-000-005, 122-05-000-003, 122-07-000-002, 122-08-000-003, and 122-09-101-001.

**REQUESTED BY:**

Dr. Qiong Liu, P.E., P.T.O.E., Director of Public Works

**RECOMMENDATION OR RECOMMENDED MOTION:**

It is recommended that the City Council accept the petitions for annexation.

**FISCAL IMPACT:**

Amount: \$ 0

Explanation: None

**ACCOUNT NUMBER:**

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

Petitions of annexation for 1,446.24 acres of land in the Apex Industrial Park, Phase 1, generally located within the Transportation and Utility Corridor, north of Grand Teton Drive and Interstate Route 15, have been submitted to the City of North Las Vegas by the property owners, Apex Holding Company, LLC, Apex 385, LLC, Las Vegas Paving Corporation, Apex Corners, LLC, DAB Investments, LLC, and U.S.A.

Annexation of this property will benefit the City by providing additional lands for development in accordance with the City's Land Use Master Plan. These parcels are proposed to be developed as an industrial use as shown on the City's Master Plan.

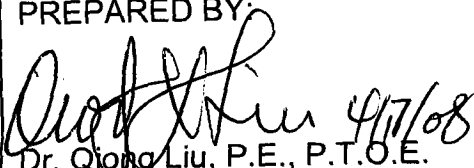
After acceptance of this petition by City Council, annexation may proceed in compliance with the provisions of NRS 268.597.

Lorena\Agenda\AG08.007


**LIST CITY COUNCIL GOAL(S):**

Planned and Quality Growth

**PREPARED BY:**

  
Dr. Qiong Liu, P.E., P.T.O.E.  
Director of Public Works

**RESPECTFULLY  
SUBMITTED:**

  
Gregory E. Rose  
City Manager

**CITY COUNCIL  
MEETING DATE:**

May 7, 2008

122-04-010-004  
APN



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

Recorder's stamp

**COPY**

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Apex Holding Company, LLC, Attn: David Carver, the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

Owner(s) agrees to comply with the North Las Vegas municipal code regarding any applicable zoning, uses, development standards, and design guidelines for industrial development, including creation of an overlay district or a requirement to enter into a development agreement.

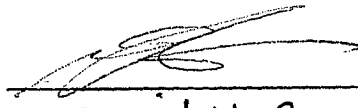
Owner(s) shall comply with the City of North Las Vegas water service rules.

Owner(s) waives all right and privilege to protest any annexation of the herein described property. Owner(s) waives any right to protest the formation of a Special Improvement District ("SID") for water and sewer and waives any right to protest any assessment within any such SID.

**Legal Description**

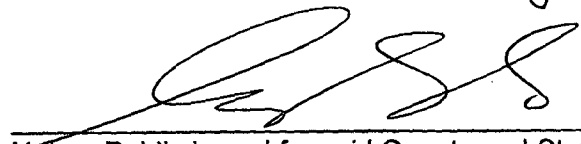
122-04-010-004  
APN \_\_\_\_\_

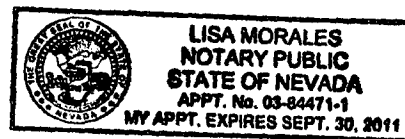
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

  
by: David M. Carver  
its Manager

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on December 13,  
2007 by David M. Carver as Manager  
of Apex Holding Company, LLC

  
Notary Public in and for said County and State  
My commission expires: 9/30/2011



When Recorded Mail To:  
City of North Las Vegas  
City Clerk  
P.O. Box 4086  
North Las Vegas, NV 89036-4086

APN 122-08-010-002**COPY**

**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

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Apex 385, LLC, the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

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Owner(s) shall comply with the City of North Las Vegas water service rules.

Owner(s) waives all right and privilege to protest any annexation of the herein described property. Owner(s) waives any right to protest the formation of a Special Improvement District ("SID") or water and sewer and waives any right to protest any assessment within any such SID.

**Legal Description**

APN 122-08-010-002

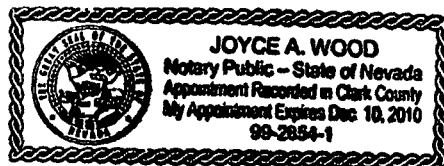
IN WITNESS WHEREOF the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

Apex 385, LLC  
by: [Signature]  
its Managing members

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on April 10,  
2008, by Mason Harvey + Tony Tegano as Managing  
Partners of Apex 385, LLC

Joyce A. Wood  
Notary Public in and for said County and State  
My commission expires: 12-10-2010



When Recorded Mail To:  
City of North Las Vegas  
City Clerk  
P.O. Box 4086  
North Las Vegas, NV 89036-4086

APN 122-08-010-003



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

Recorder's stamp

**COPY**

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Robert Mendenhall CEO for Las Vegas Paving Corp the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

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**Legal Description**

APN 122-08-010-003

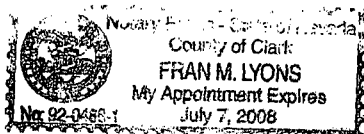
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

Las Vegas Paving Corp.  
by: [Signature]  
its Robert L Mendenhall CEO

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on December 11,  
2007, by Robert L. Mendenhall as CEO  
of Las Vegas Paving Corp.

[Signature]  
Notary Public in and for said County and State  
My commission expires: July 7, 2008



When Recorded Mail To:  
City of North Las Vegas  
City Clerk  
P.O. Box 4086  
North Las Vegas, NV 89036-4086

APN 122-09-401-001



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

Recorder's stamp

**COPY**

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APEX CORNERS, LLC, the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

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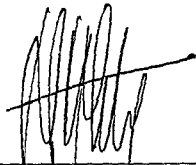
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**Legal Description**




APN 122-09-401-001

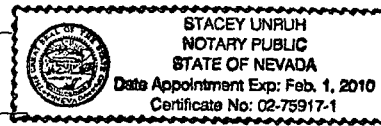
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

  
by: Darven F. Petersen  
its Manager

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on January 31  
2008, by Darven C. Petersen, Manager of Petersen Management, LLC as Manager  
of Apex Corners, LLC

  
Notary Public in and for said County and State  
My commission expires: 02/01/10



When Recorded Mail To:  
City of North Las Vegas  
City Clerk  
P.O. Box 4086  
North Las Vegas, NV 89036-4086

APN 122-09-401-001



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

Recorder's stamp

**COPY**

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DAB Investments, the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

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APN 122-09-401-001

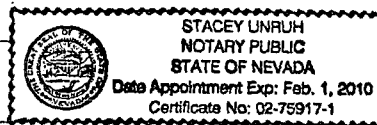
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

Darren Bryan  
by: DAB Investments LLC  
its Manager

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on JANUARY 31  
, 2008, by DARREN BRYAN as Manager  
of DAB Investments, LLC.

Stacey Unruh  
Notary Public in and for said County and State  
My commission expires: 02/01/10



*When Recorded Mail To:*  
City of North Las Vegas  
City Clerk  
P.O. Box 4086  
North Las Vegas, NV 89036-4086

APN 122-09-210-002



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

Recorder's stamp

14333.1C1b

**COPY**

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APEX CORNERS, LLC, the undersigned Owner(s) of the below described real property, in consideration for being allowed to connect to the City of North Las Vegas water system, expressly declare that this document constitutes a covenant to run with all the within described real property, and a petition for annexation as provided by law, and pursuant to NRS 268.597, to be binding upon the undersigned Owner(s) and their executors, administrators, successors, and assigns, or each of them, and on all other parties and persons claiming to be Owner until such time as the City of North Las Vegas has completed annexation of the herein described property.

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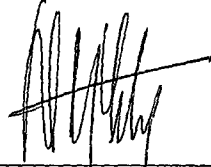
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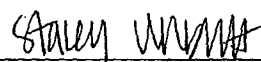
APN: 122-09-210-002

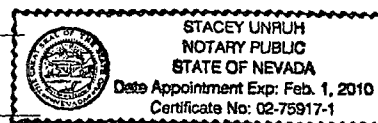
IN WITNESS WHEREOF, the undersigned Owner of the said described real property has hereunto subscribed this INDENTURE the date and year hereinabove first mentioned.

  
 by: Darven C. Petersen  
 its Manager

STATE OF NEVADA )  
 )  
 COUNTY OF CLARK )

This instrument was acknowledged before me on JANUARY 31  
2008, by Darven C. Petersen, Manager of Petersen Management, LLC as Manager  
of Apex Corners, LLC

  
 Notary Public in and for said County and State  
 My commission expires: 02/01/08



When Recorded Mail To:  
 City of North Las Vegas  
 City Clerk  
 P.O. Box 4086  
 North Las Vegas, NV 89036-4086

APN 122-09-210-002



**PETITION FOR ANNEXATION  
RESTRICTIVE COVENANT  
TO THE CITY OF NORTH LAS VEGAS**

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**Legal Description**

APN 122-09-210-002

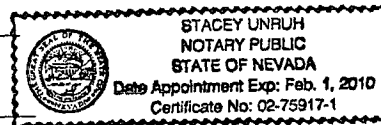
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Darren Bryan  
by: DAB Investments LLC  
its Manager

STATE OF NEVADA )  
COUNTY OF CLARK )

This instrument was acknowledged before me on January 31  
, 2008, by Darren Bryan as Manager  
of DAB Investments, LLC.

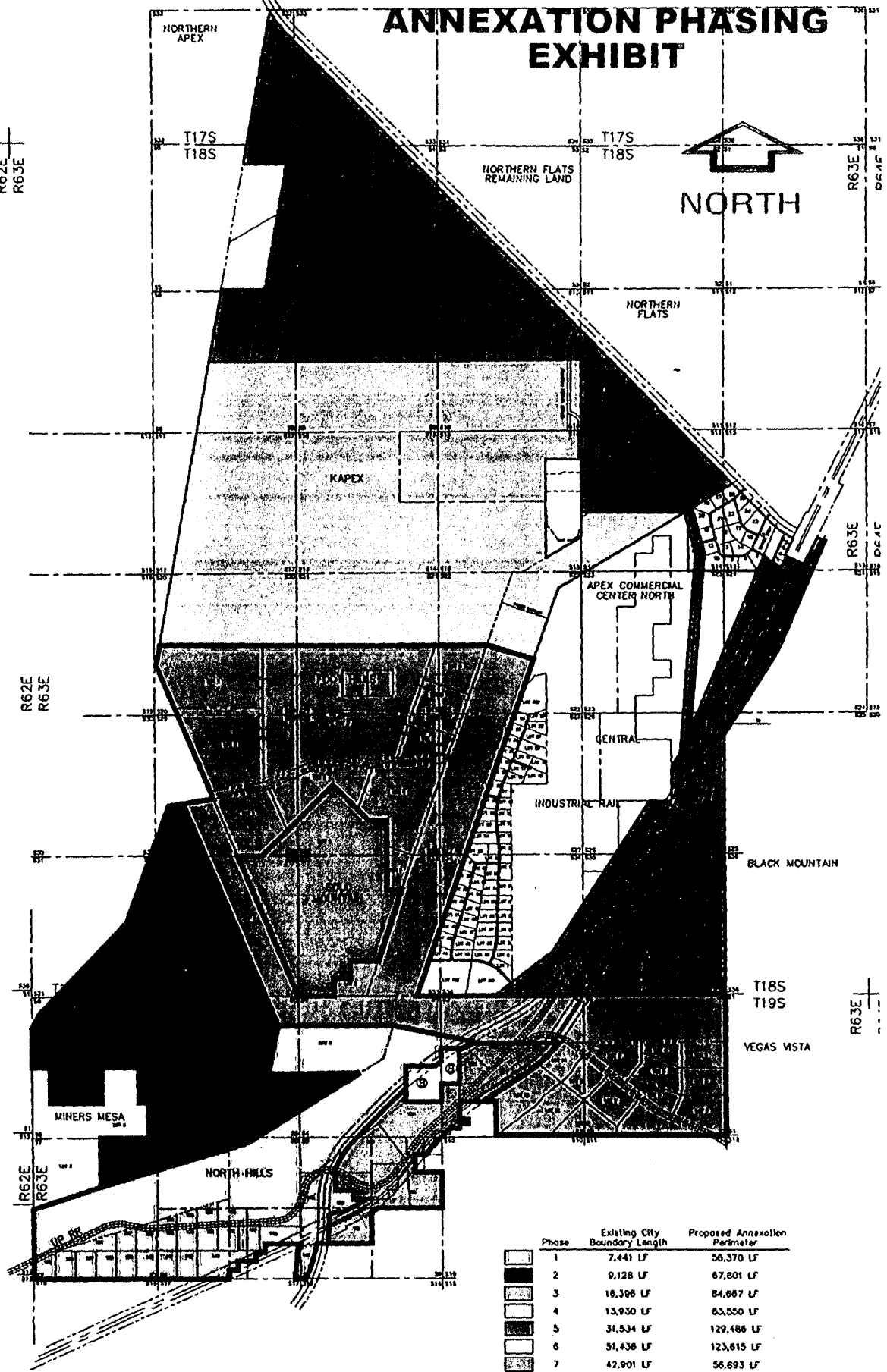
Stacey Unruh  
Notary Public in and for said County and State  
My commission expires: 02/01/10



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North Las Vegas, NV 89036-4086

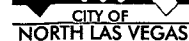
# ANNEXATION PHASING EXHIBIT

R62E  
R63E



Phase	Existing City Boundary Length	Proposed Annexation Perimeter
1	7,441 LF	56,370 LF
2	9,128 LF	67,801 LF
3	16,396 LF	84,667 LF
4	13,930 LF	63,550 LF
5	31,534 LF	129,486 LF
6	51,436 LF	123,615 LF
7	42,901 LF	56,693 LF





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*This information is for display purposes only.  
No liability is assumed as to the accuracy  
of the data delineated herein.*

Amusement 10.150