

Recordation Memo



Separator Sheet

1 APN: 138-03-602-007

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

12/27/2007 08:12:45 T20070222027

Book/Instr: 20071227-0000013

Ordinance Page Count: 6

Fees: \$19.00 N/C Fee: \$0.00

Debbie Conway

Clark County Recorder

2
3
4 CERTIFIED AS A TRUE COPY

Carmel Vioch

5
6 *sub* CITY CLERK, CITY OF LAS VEGAS
NEVADA 12/26/2007 6 pages

7
8 **COPY**

BILL NO. 2007-71

9 ORDINANCE NO. 5955

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
11 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
12 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-23639)

13 Sponsored by: Councilman Larry Brown

Summary: Annexes property described
generally as located at 4515 Balsam Street,
approximately 508 feet south of the Red
Coach Avenue alignment.

14
15
16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

18 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are
19 hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the
20 following described real property:

21 That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter
22 (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South,
Range 60 East, M.D.M., in the County of Clark, State of Nevada, described
23 as follows:

24 The South Half (S 1/2) of the South Half (S 1/2) of Northwest Quarter
(NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter
(NE 1/4) of said Section 3.

25 EXCEPTING THEREFROM the south 85.00 feet of the east 512.00 feet of
26 the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter
(NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter
27 (NE 1/4) of said Section 3.

28 SECTION 2: The City Council hereby determines that the described territory

1 meets the requirements provided by law for annexation to the City for the following reasons:

- 2 A. The area to be annexed was contiguous to the City's boundaries at the
3 time the annexation proceedings were instituted;
- 4 B. More than one-eighth (1/8) of the aggregate external boundaries of
5 the area are contiguous to the City;
- 6 C. The territory proposed to be annexed is not included within the
7 boundaries of another incorporated city or within the boundaries of
8 any unincorporated town as those boundaries existed as of July 1,
9 1983;
- 10 D. The City is eligible to annex the described territory since the
11 landowners have signed a petition constituting one hundred percent
12 (100%) of the owners of record of individual lots or parcels of land
13 within the annexation area.

14 SECTION 3: The City will provide police protection through the Las Vegas
15 Metropolitan Police Department, fire protection, street maintenance, and library services
16 immediately upon annexation. Garbage collection by the company franchised by the City
17 will also be provided immediately. The City sanitary sewer system will serve the proposed
18 annexation area. Any connection to or extension of this sewer line to serve the annexation
19 area shall be at the expense of the landowners. Other services, such as participation in the
20 City's recreational programs, special education classes and programs, public works planning,
21 building inspections, and other City services will also be available immediately. Utilities
22 such as gas, electricity, telephone, and water are provided by private utility companies and
23 other services to the area will not be affected by annexation. Street paving, curbs and gutters,
24 sidewalks and street lights which are not in place at the time of annexation will be installed
25 in the presently developed areas upon the request of the property owners and at their expense
26 by means of special assessment districts. Such improvements will be extended into the
27 undeveloped areas as development takes place and the need therefor arises, and will be
28 located according to the needs of the area at that time. Such installations will also be made

1 at the expense of the property owners, either by means of special assessment districts or as
2 prerequisites to the approval of subdivision plats, building permits or other land use or
3 development applications.

4 SECTION 4: The annexation of the described territory shall become
5 effective on the 28th day of December, 2007, and on that date the City will have the funds
6 appropriated in sufficient amount to finance the extension into the described territory of
7 police protection, fire protection, street maintenance, street sweeping, and street lighting
8 maintenance.

9 SECTION 5: The described territory, together with the inhabitants and
10 property thereof, shall, from and after the 28th day of December, 2007, be subject to all
11 debts, laws, ordinances and regulations in force in the City and shall be entitled to the same
12 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
13 levied by the City.

14 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
15 an accurate map or plat of the described territory and to record the map or plat, together with
16 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
17 Nevada, which recording shall be done prior to the 28th day of December, 2007.

18 SECTION 7: The described territory, which previously has been zoned R-E
19 (County of Clark classification), is hereby classified as R-E (City of Las Vegas
20 classification), which is deemed to be the City equivalent of the County classification.

21 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
22 clause of phrase in this ordinance or any part thereof, is for any reason held to be
23 unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such
24 decision shall not affect the validity or effectiveness of the remaining portions of this
25 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that
26 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or
27 phrase thereof irrespective of the fact that any one or more sections, subsections,
28 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid

1 or ineffective.

2 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
3 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
4 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this 19th day of December,
6 2007.

7 APPROVED:

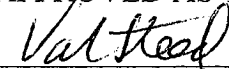
8
9 By 
10 ~~OSCAR B. GOODMAN, Mayor~~

Gary Reese, Mayor Pro-Tem

11 ATTEST:

12 
13 BEVERLY K. BRIDGES, CMO
14 City Clerk

15 APPROVED AS TO FORM:

16  11-1-07
17 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 21st day of November, 2007, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 19th day of
4 December, 2007, which as a regular meeting of said Council; that at said regular meeting,
5 the proposed ordinance was read by title to the City Council as first introduced and
6 adopted by the following vote:

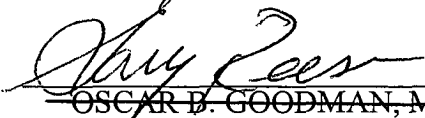
7 VOTING "AYE": Mayor Goodman
8 Councilmembers: Reese, Brown, Weekly, Wolfson, Tarkanian and
9 Ross

10 VOTING "NAY": None

11 EXCUSED: None

12 ABSTAINED: None

13 APPROVED:

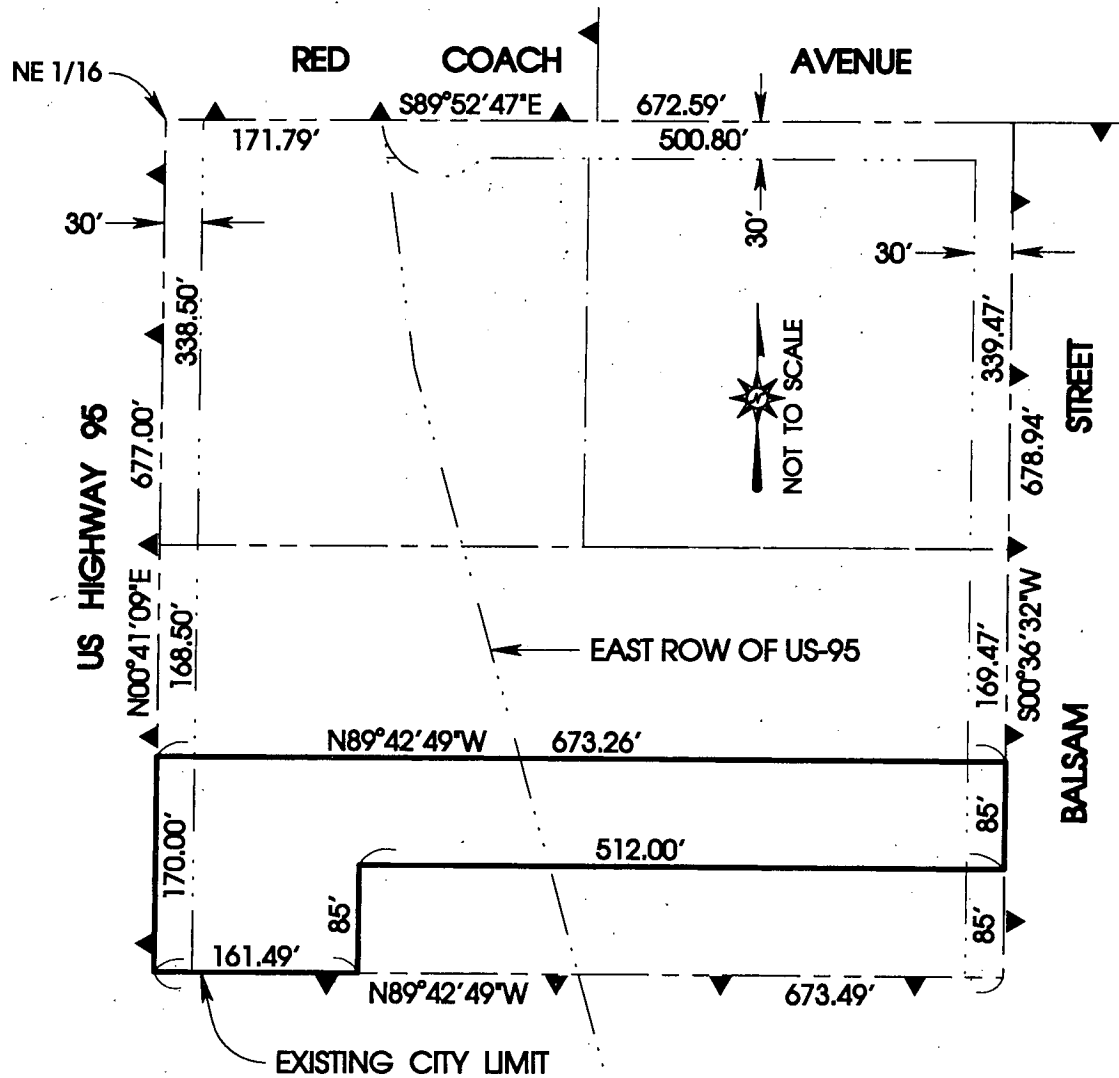
14 
15 ~~OSCAR D. GOODMAN, Mayor~~
16 **Gary Reese, Mayor Pro-Tem**

17 ATTEST:

18 
19 BEVERLY K. BRIDGES, CMC City Clerk

20 WHEN RECORDED PLEASE MAIL TO:
21 FLINN FAGG
22 Planning and Development Department
23 731 South Fourth Street
24 Las Vegas, Nevada 89101
25
26

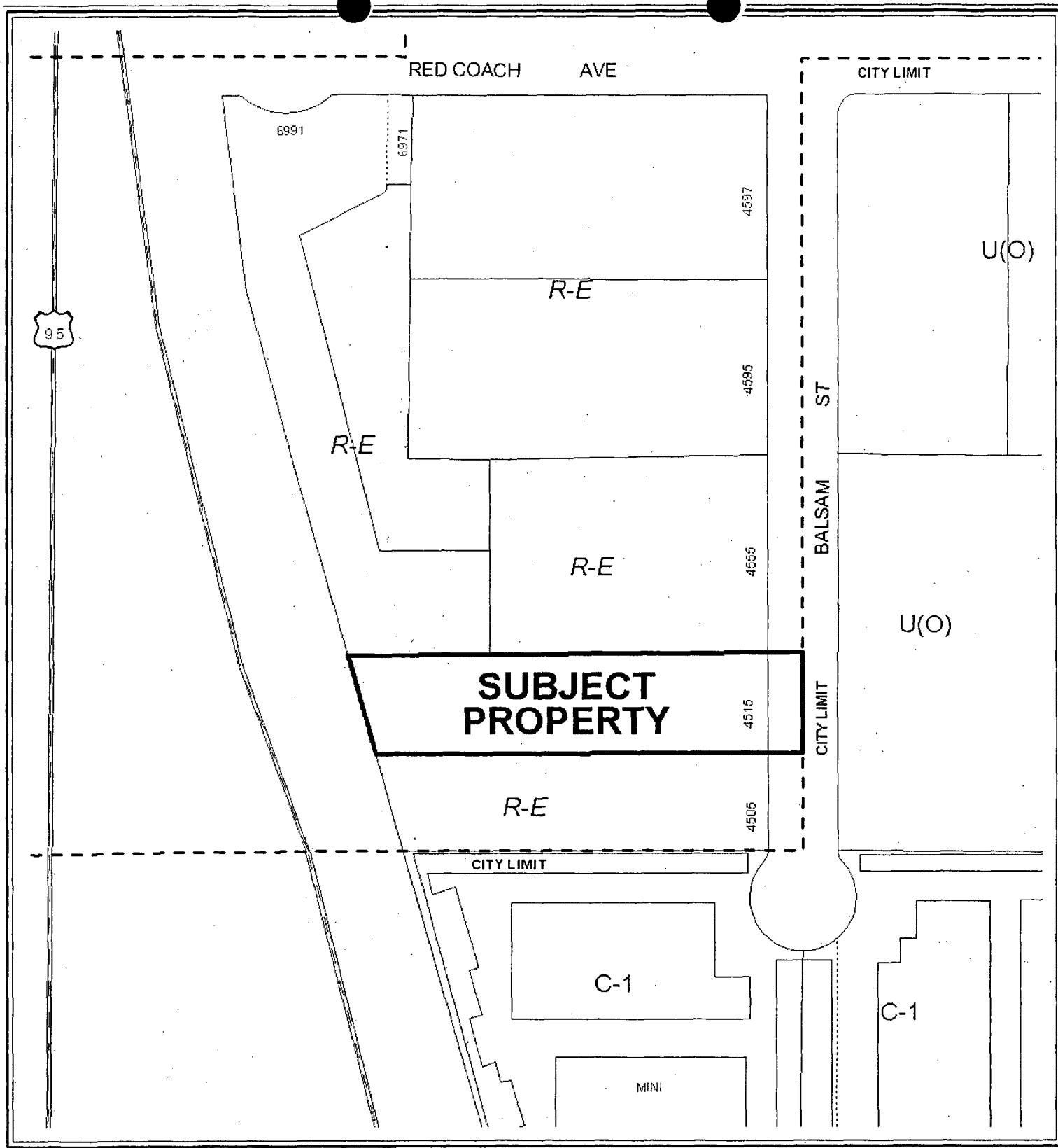
PORTION OF NW 1/4, SE 1/4, NE 1/4, SEC 3, T20S, R60E, M.D.M.,



ANX-23639

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 5955

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON THE SURVEY MAP IN FILE 90, PAGE 25 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.



CASE: ANX-23639

0 2040 Feet



Action Letter



Separator Sheet

INTER-OFFICE MEMORANDUM

January 9, 2008

TO:

BUSINESS SERVICES: SUE PECKMAN
FIRE SERVICES: JEFF DONAHUE
PUBLIC WORKS: RIGHT OF WAY (ED BYRGE)
LAND DEVELOPMENT SERVICES (LUCIEN PAET)
STREET DIVISION (JERRY WALKER)
TRAFFIC ENGINEERING (VICTOR BOLANOS)
SEWER SERVICES (KELLIE ALLEN)

FROM:

FLINN FAGG
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT:

ANNEXATION ANX-23639
Parcel Number: 138-03-602-007

COPIES TO:

BART ANDERSON, PUBLIC WORKS (map only)
TOM WILKING, TRAFFIC ENGINEERING FIELD OPERATIONS
(map only)
NEVA EVANS, ELECTRICAL SERVICES (map only)

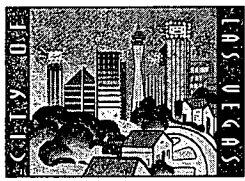
Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007. A location map and a copy of Annexation Ordinance ANX-23639 are attached for your reference.

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance ANX-23639

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 4, 2008

Department of Taxation
1550 East College Parkway, Suite 115
Carson City, Nevada 89706

Re: Annexation ANX-23639
Parcel Number: 138-03-602-007

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for ANX-23639 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is December 27, 2007.

The annexation area consists of approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue.

If there are any questions regarding this annexation, please advise.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Annexation Ordinance #5955
2. Accurate Map

cc: City Clerk
(w/Annexation Ordinance & Location Map)

Mayor
Oscar B. Goodman

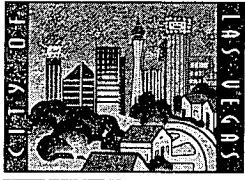
City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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January 4, 2008

Mr. Scott Ashjian
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Ashjian:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A copy of Annexation Ordinance #5955 is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Annexation Ordinance #5955

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
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City Manager
Douglas A. Selby



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January 4, 2008

Bureau of Land Management
Las Vegas District Office
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130

Attn: Real Estate Specialist

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map and a copy of Annexation Ordinance #5955 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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Mayor
Oscar B. Goodman

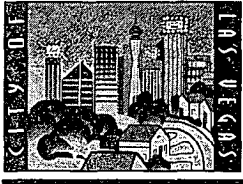
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January 4, 2008

Southwest Gas Corporation, LVC-435
Mr. James Ensley, tax accountant
PO Box 98510
Las Vegas, NV 89193-8510

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Ensley:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

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Sincerely,

Flinn Fagg
Planning and Development Department

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Mayor
Oscar B. Goodman

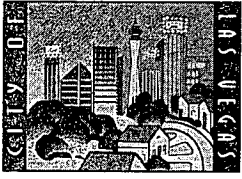
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January 4, 2008

Southwest Gas Corporation
Crayton Jones, Director, Service Planning
P. O. Box 98512
Las Vegas, Nevada 89193-8512

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Jones:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map and a copy of Annexation Ordinance #5955 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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1. Location Map
2. Annexation Ordinance #5955

Mayor
Oscar B. Goodman

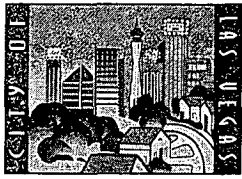
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January 4, 2008

Mr. Fred Gryczkowski
Clark County
Geographic Information System
P. O. Box 551761
Las Vegas, Nevada 89155

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Gryczkowski:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

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Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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2. Annexation Ordinance #5955

cc: Mr. Nalliah Rajah, Manager
Clark County Dept of Public Works
Administration & Programs Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Senior GIS Analyst
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

Clark County Business License Bureau
500 Grand Central Parkway
Las Vegas, Nevada 89155

Mayor
Oscar B. Goodman

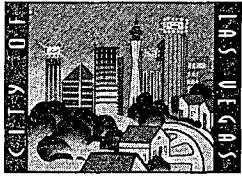
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January 4, 2008

Mr. Zane Burgeson
Clark County Assessor's Office
Mapping Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Burgeson:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map and a copy of Annexation Ordinance #5955 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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Mayor
Oscar B. Goodman

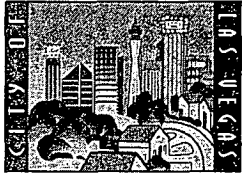
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January 4, 2008

Nevada Power Company
P. O. Box 230-Mail Station 94B
Las Vegas, Nevada 89151
Attn: Pricilla Raudenbush

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Ms. Raudenbush:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map and a copy of Annexation Ordinance #5955 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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2. Annexation Ordinance #5955

Mayor
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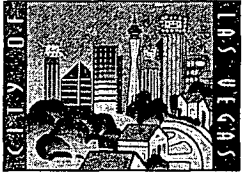
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January 4, 2008

Ms. Sandy Holley
Sprint Central Telephone-Nevada
330 South Valley View Boulevard
Las Vegas, Nevada 89152

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Ms. Holley:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

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Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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2. Annexation Ordinance #5955

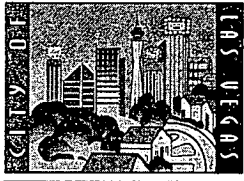
Mayor
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January 4, 2008

Mr. Larry Norman
Cox Communications
121 South Martin L. King Boulevard
Las Vegas, Nevada 89106

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Norman:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

Mayor
Oscar B. Goodman

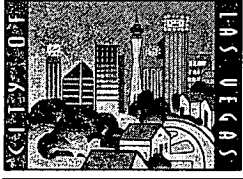
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Las Vegas, NV 89101

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Fax: 702-474-0352

TTY: 702-386-9108

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January 4, 2008

Mr. Robert Kneesel
Republic Services
P. O. Box 98508
Las Vegas, Nevada 89193

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Kneesel:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

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Flinn Fagg
Planning and Development Department

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January 4, 2008

Mr. Jeffery J. Jensen, P.E.
Clark County Public Works, Construction Division
7361 W. Charleston Blvd, Suite 130
Las Vegas, Nevada 89117-1576

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

Dear Mr. Jensen:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

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Flinn Fagg
Planning and Development Department

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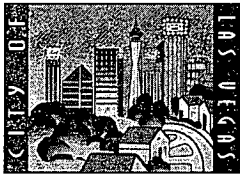
Mayor
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City Council
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Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 4, 2008

MBIA Media Specialists
Attn: AED Department
7335 N. Palm Buff Drive
Fresno, CA 93711

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

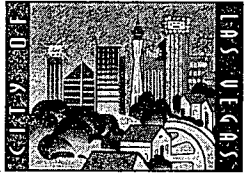
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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Las Vegas, NV 89101

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Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 4, 2008

Sprint Telephone Company – Network Planning
330 S. Valley View Blvd.
NVLSVB0227
Las Vegas, NV 90152

RE: Annexation ANX-23639
Parcel Number: 138-03-602-007

To Whom It May Concern:

Please be advised that one parcel of land containing approximately 0.61 acres, generally located at 4515 Balsam Street, 508 feet south of the corner of Balsam Street and West Red Coach Avenue, was annexed to the city of Las Vegas effective December 27, 2007.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

cc: See Next Page

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



January 4, 2008

Annexation: ANX-23639

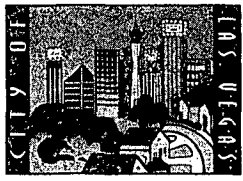
Page Two

AT & T Wireless Service
10000 Goethe Road
Sacramento, CA 95827

ALLTELL Communications, Inc.
Attn: Property Management Department
One Allied Drive, B2F02-A
Little Rock, AR 72202

M C I Telecommunications
1133 19th Street NW
Washington, DC 20006

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

September 28, 2007

Mr. Scott Ashjian
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: ANX-23639 - ANNEXATION

Dear Mr. Ashjian:

Your Petition to annex property at 4515 Balsam Street (APN 138-03-602-007), containing approximately 0.61 acres, Ward 4 (Brown), was considered by the Planning Commission on September 27, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request.

This request will be forwarded to the City Council for consideration of adopting an ordinance to annex this land.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

August 17, 2007

ANNEXATION TRANSMITTAL

Clark County
Current Planning Division
500 South Grand Central Parkway
PO Box 551744
Las Vegas, Nevada 89155-1744

RE: ANNEXATION ANX-23639
PROPERTY OWNER: SCOTT ASHJIAN

Dear Sirs:

An annexation request has been submitted to the City of Las Vegas for property located at 4515 Balsam Street, approximately 588 feet south of the corner of Balsam Street and West Red Coach Avenue, containing approximately 0.62 acres (APN 138-03-602-007), Ward 4 (Brown).

Please advise us of the present zoning for this property, as well as any resolutions of intent that have been approved, giving the zoning case number and date of expiration. Also, please include the conditions of approval for any actions on this property.

Attached is a copy of the location map for your reference.

We would appreciate receiving this information at your earliest convenience as this item has been scheduled to be heard by the Planning Commission on SEPTEMBER 27, 2007. When ready, please fax to Melissa Hays at 474-7463.

Very truly yours,

Andrew P. Reed, AICP, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

Attachment: Location Map

cc: Ms. Rosanne Jones
Clark County Commission Division
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1601

Mr. Jeffery J. Jensen, P.E.
Clark County Public Works - Construction Division
5051 Paradise Road
Las Vegas Nevada 89119

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



August 17, 2007

INTER-OFFICE MEMORANDUM

TO:

CAROLYN CAVINESS
DEPARTMENT OF PUBLIC WORKS

FROM:

PLANNING AND DEVELOPMENT DEPARTMENT
ANDREW P. REED, PLANNING SUPERVISOR
M. MARGO WHEELER, DIRECTOR

SUBJECT:

ANNEXATION - ANX-23639

REQUEST FOR LEGAL DESCRIPTION
AND ACCURATE MAP

COPIES TO:

The above referenced Annexation has been initiated at the request of the applicant; therefore, please provide a proper legal description and accurate map.

We would appreciate receiving this data as soon as possible in order to schedule this Annexation for first Ordinance reading.

MMW:AR:clb

Attachment: Petition
Justification Letter
Deed
Location Map

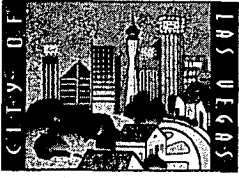
(Revised 1/02)

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

September 14, 2007

Mr. Scott Ashjian
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: ANX-23639 - ANNEXATION

Dear Mr. Ashjian:

Please be advised the City Planning Commission at its regular meeting on **September 27, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, September 21, 2007** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: September 27, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ANX-23639

Mountain Shadows HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Turning Point Community HOA

Woodcrest Village HOA

Hansen Sheet



Separator Sheet

Report Date 08/08/2007 11:10 AM

Submitted By

Page 1

A/P # 23639 ANNEXATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/01/2007 15:03	984727	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ANX-23639 - ANNEXATION - OWNER/APPLICANT: SCOTT ASHJIAN - Petition to annex property located at 4505 Balsam Street, approximately 508 feet south of the corner of Balsam Street and West Red Coach Avenue, containing approximately 0.61 acres (APN 138-03-602-007), Ward 4 (Brown).

Parent A/P #

Project # 23639 Project/Phase Name Phase #
Size/Area 0.61 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803602007

Location

Owner/Tenant

Contact ID AC1421942 Name JON SCOTT ASHJIAN
Mailing Address 4485 N RAINBOW BLVD Organization
City LAS VEGAS State/Province NEVADA
ZIP/PC 89108 Country ☐ Foreign
Day Phone () 891-9111 x Evening Phone
Fax () 251-0112 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4515 BALSAM ST
UNINCORPORATED, 89108-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803602007

Applicants/Contacts

Report Date 08/08/2007 11:10 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1421942 ☐ Foreign
Effective Expire
Name JON SCOTT ASHJIAN
Day Phone ()891-9111 x Eve Phone Organization
Pager PIN # Position
Fax ()251-0112 Mobile Profession
E-Mail
Address 4485 N RAINBOW BLVD
LAS VEGAS, NEVADA 89108
Seasonal Addr
Valid From To
Comments
No Comments

Contractors

No Contractors

Item Description Item Status

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

ANNEXATION

Parent Project link required? Annexation Information
Annexation as a result of Sewer Agreement?
Sewer Agreement #
Are there any existing actions from the County?

Staff Recommendation

Meeting Information

Annexation Grid Acres County Zoning County ROI Zoning CLV Zoning CLV ROI Zoning ROI Expiration
Ordinance # Effective Date Comments Added By Modified By

0.61 R-E

O

JBOYLES

Meeting Information Meeting Date Meeting Type Meeting Status YES Votes NO Votes ABSTENTIONS
Comments Added By Add Date Modified By Modified Date

12/19/2007 CC SCHEDULED

Final Reading at CC- Effective Date 12/28/07

0 0 0

JBOYLES 08/03/2007

Report Date 08/08/2007 11:10 AM

Submitted By

Page 3

Meeting Information

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Comments</u>	<u>Add Date</u>	<u>Modified By</u>			
<u>Added By</u>		<u>Modified Date</u>			

11/20/2007	RECOM	SCHEDULED			
Recommending Committee					

0	0	0
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JBOYLES	08/03/2007				
---------	------------	--	--	--	--

11/07/2007	CC	SCHEDULED			
Introduction to CC					

0	0	0
---	---	---

JBOYLES	08/03/2007				
---------	------------	--	--	--	--

09/27/2007	PC	SCHEDULED			
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0	0	0
---	---	---

RGUMARANG	08/01/2007				
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<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
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No children exist for this project

<u>Employee</u>	<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
-----------------	--------------------	-------------	--------------	-----------	-----------------

No Employee Entries

<u>Log</u>	<u>Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Comments</u>						

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	983657	08/01/2007 15:07			0.00
A&A Asphalt Paving ck 3836 / Kiana / 891-9111						

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

John Coleman
AUG -6 A 10:58

Application/Petition For: JON SCOTT ASHJIAN - ANNEXATION
 Project Address (Location) 4515 BALSAM ST
 Project Name _____ Proposed Use Office
 Assessor's Parcel #(s) 138-02-602-007 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing Residential proposed Office
 Commercial Square Footage 2200 Floor Area Ratio _____
 Gross Acres .61 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER JON SCOTT ASHJIAN Contact JON SCOTT ASHJIAN
 Address 4485 N RAINBOW BLVD Phone: 891-9111 Fax: 251-0112
 City LAS VEGAS State NV Zip 89108

APPLICANT _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* [Signature]

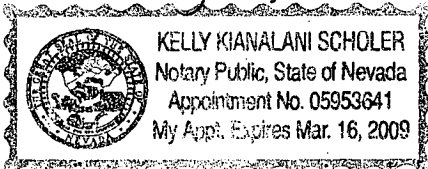
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JON SCOTT ASHJIAN

Subscribed and sworn before me

This 2ND day of JULY, 20 07

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANX-23639</u>
Meeting Date:	<u>9/27/07</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>8/1/07</u>
Received By:	<u>Romeo</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



Separator Sheet

City of Las Vegas
Planning & Development
400 Stewart Avenue
Las Vegas, NV 89101

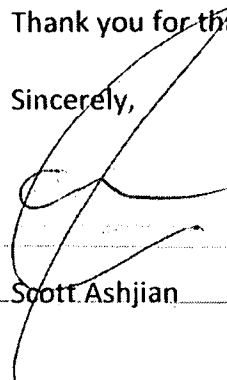
July 2, 2007

Dear Sir or Madam:

This "Letter of Justification" is to request annexing of said property located at 4515 Balsam Street from Clark County to the City of Las Vegas. The intended use of this property will be for office and storage, to meet the City's highest and best use, see attached overlay for this area. We have met with Councilman Larry Brown and homeowners in the area and all agree this would be a plus for this neighborhood.

Thank you for this consideration. As you are aware, we need to annex prior to rezoning.

Sincerely,



Scott Ashjian

ANX-23639
09/27/07 PC

City of Las Vegas
Planning & Development
400 Stewart Avenue
Las Vegas, NV 89101

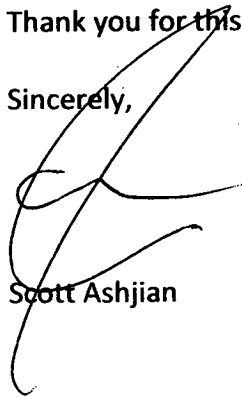
July 2, 2007

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Thank you for this consideration. As you are aware, we need to annex prior to rezoning.

Sincerely,

A handwritten signature in black ink, appearing to be "Scott Ashjian", written over the word "Sincerely,".

Scott Ashjian

ANX-23639
09/27/07 PC

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-23639** APN: 138-03-602-007

Name of Property Owner: JON SCOTT ASHJIAN

Name of Applicant: JON SCOTT ASHJAN

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: JOHN SCOTT ASHMAN

Subscribed and sworn before me

This 2ND day of JULY, 2007

Notary Public in and for said County and State



Deed



Separator Sheet

20070112-0002782

R.P.T.T.: \$2,040.00
APN: 138-03-602-007

Title Order No. 5116006261
Escrow No. 5116006261-GM

WHEN RECORDED MAIL TO:

Jon S Ashjian
4485 N Rainbow
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:
Grantee at address above

Fee: \$17.00 RPTT: \$2,040.00
NYC Fee: \$0.00

01/12/2007 14:05:40
T20070006933

Requestor:
OLD REPUBLIC TITLE COMPANY OF NEVADA

Debbie Conway ADF
Clark County Recorder Pgs: 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jared E Shafer and Jessica Floyd, Successor Co-Trustees of The Erika Jaks Trust executed on the 20th day of June, 1990 at Las Vegas, Nevada

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

JON S ASHJIAN a married man as his sole and separate property

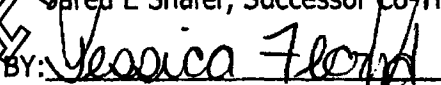
that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated January 3, 2007

THE ERIKA JAKS TRUST

BY: 
Jared E Shafer, Successor Co-Trustee

BY: 
Jessica Floyd, Successor Co-Trustee

State of Kentucky
County of Jefferson

This instrument was acknowledged before me on 1/8/07
by Jessica Floyd.

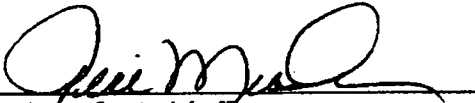
Notary
Signature of notarial officer

8-15-2009

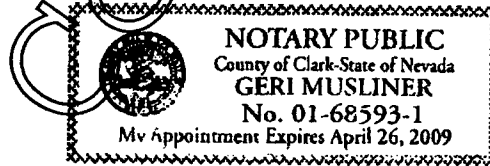
RECORDER'S NOTE:
NOTARY STAMP IS PRESENT,
HOWEVER THE INK COLOR
MAY NOT BE REPRODUCIBLE

State of Nevada
County of Clark

This instrument was acknowledged before me on 10th day of January, 2007 by Jared E Shafer.



Signature of notarial officer



ASSESSOR'S

Order No. : 51/6884261-GM

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the East thirty feet (30.00') is conveyed to Clark County, Nevada for road purposes by Deed recorded January 21, 1971 in Book 95, Document Number 75331.

EXCEPTING THEREFROM the South 85 feet of the East 512 feet of the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South Range 60 East, M.D.M., in the County of Clark, State of Nevada.

EXCEPTING THEREFROM said portion is conveyed to the State of Nevada for highway purposes by Deed recorded December 15, 1976 in Book 688, Document Number 647362.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
138-03-602-007

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$400,000.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$400,000.00
Real Property Transfer Tax Due \$2,040.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jared E Shafer and Jessica Floyd,
Successor Co-Trustees of The Erika Jaks Trust
P O Box 50790
Henderson, NV 89016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Scott Ashjian
4485 N RAINBOW BLVD
LAS VEGAS, NV 89108

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Old Republic Title Company of Nevada
140 N. Stephanie Street
Henderson, NV 89074

Escrow #: 5116006261-GM

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2782

GENERAL INFORMATION	
PARCEL NO.	138-03-602-007
OWNER AND MAILING ADDRESS	ASHJIAN JON S 4485 N RAINBOW LAS VEGAS NV 89108-5711
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	4515 BALSAM ST UNINCORP. COUNTY
ASSESSOR DESCRIPTION	PT SE4 NE4 SEC 03 20 60
RECORDED DOCUMENT NO.	* 20070112:02782
RECORDED DATE	01/12/2007
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	125
APPRAISAL YEAR	2006
FISCAL YEAR	07-08
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2006-07	2007-08
LAND	52500	84000
IMPROVEMENTS	30479	30331
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	82979	114331
TAXABLE VALUE LAND+IMP	237083	326660
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	0.61 Acres	
ORIGINAL CONST. YEAR	1972	
LAST SALE PRICE MONTH/YEAR	400000 01/07	
LAND USE	RESIDENTIAL SINGLE FAMILY	
DWELLING UNITS	1	

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	2200	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	2200	STORIES	ONE STORY	POOL	NO
2ND FLOOR SQ. FT.	0	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	484	FIREPLACE	1	ROOF TYPE	COMP SHINGLE

Comments



Separator Sheet

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/17/07
TO:	OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) METRO NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES SOUTHWEST GAS	DAVID BRATCHER ROBERT ROSHACK ANNE KILPONEN LON GRASMICK JAMES ENSLEY (tax accountant)
SUBJECT: PETITION OF ANNEXATION		
APPLICANT/OWNER: SCOTT ASHJIAN		
FILE NUMBER: ANX-23639		

Please provide your comments regarding the subject Annexation Petition to annex property located at 4515 Balsam Street, approximately 508 feet south of the corner of Balsam Street and West Red Coach Avenue, containing approximately 0.61 acres (APN 138-03-602-007), Ward 4 (Brown).

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the *SEPTEMBER 27, 2007* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY:

AUGUST 28, 2007

PLANNING COMMISSION MEETING:

SEPTEMBER 27, 2007

ATTACHMENT:

Location map

(Revised 3/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/17/07		
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES</td><td style="width: 50%; vertical-align: top;">GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS JOANN CROLLI ALAN RIEKKI RICK SCHROEDER WALLY SIMPSON</td></tr></table>		DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS JOANN CROLLI ALAN RIEKKI RICK SCHROEDER WALLY SIMPSON
DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING CONSTRUCTION SERVICES	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS JOANN CROLLI ALAN RIEKKI RICK SCHROEDER WALLY SIMPSON			
SUBJECT: PETITION OF ANNEXATION				
APPLICANT/OWNER: SCOTT ASHJIAN				
FILE NUMBER: ANX-23639				

Please provide your comments regarding the subject Annexation Petition to annex property located at 4515 Balsam Street, approximately 508 feet south of the corner of Balsam Street and West Red Coach Avenue, containing approximately 0.61 acres (APN 138-03-602-007), Ward 4 (Brown).

In particular, we need to know if sewer and drainage, as well as other facilities, will be adequate to handle this proposed annexation. This petition for annexation will be heard at the *SEPTEMBER 27, 2007* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO BART ANDERSON BY: **AUGUST 28, 2007**

PLANNING COMMISSION MEETING: **SEPTEMBER 27, 2007**

ATTACHMENT:

1. DEVCO, Right-of-way (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 8/23/01)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/17/07
TO: OFFICE OF BUSINESS DEVELOPMENT FIRE SERVICES (COMMUNICATION) METRO NEIGHBORHOOD SERVICES FINANCE AND BUSINESS SERVICES SOUTHWEST GAS		DAVID BRATCHER ROBERT ROSHACK ANNE KILPONEN LON GRASMICK JAMES ENSLEY (tax accountant)
SUBJECT: PETITION OF ANNEXATION		
APPLICANT/OWNER: SCOTT ASHJIAN		
FILE NUMBER: ANX-23639		

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PLEASE RETURN BY: **AUGUST 28, 2007**

PLANNING COMMISSION MEETING: **SEPTEMBER 27, 2007**

ATTACHMENT:
Location map

(Revised 3/02)

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: August 23, 2007
Re: **ANX-23639** Scott Ashjian 4515 Balsam Street
Request for a Petition of Annexation

COMMENTS:

We have no objection to the Petition of Annexation for property located at 4515 Balsam Street, approximately 508 feet south of the corner of Balsam Street and Red Coach Avenue, containing approximately 0.61 acres of land.

Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments will be required.