

Recordation Memo



Separator Sheet

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

09/10/2008 08:42:48 T20080204886

Book/Instr: 20080910-0000607

Ordinance Page Count: 7

Fees: \$20.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

APN: 138-03-602-001

COPY

CERTIFIED AS A TRUE COPY


CITY CLERK, CITY OF LAS VEGAS
NEVADA 7 Pages 9/10/2008By: Stacey Campbell
Assistant Deputy City Clerk

BILL NO. 2008-38

ORDINANCE NO. 6003

AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-28048)

Sponsored by: Councilman Larry Brown Summary: Annexes property described generally as located at and adjacent to 6991 West Red Coach Avenue.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
ORDAIN AS FOLLOWS:

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

That portion 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.M., in the County of Clark, State of Nevada, being Lot 2 as shown in Parcel Map in File 55, Page 63 of Clark County, Nevada Records, together with the adjacent half street right of way of RED COACH AVENUE (width varies), and the half street right of way of US HIGHWAY 95 (width varies) described as follows:

BEGINNING at the northwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; thence along the north line of said Northwest Quarter (NW 1/4), South 89°52'47" East 336.50 feet to the northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; thence along the west line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; South 00°38'37" West 30.00 feet to the south line

1 of said RED COACH AVENUE; thence continuing along said west line,
2 South 00°38'37" West 76.54 feet; thence departing said west line, North
3 89°52'47" West 20.00 feet; thence South 00°38'37" West 9.64 feet; thence
4 South 56°50'10" West 72.21 feet; thence South 13°01'41" East 279.82 feet;
5 thence South 89°45'49" East 95.50'; thence South 00°14'11" West 79.71 feet
6 to the north line of the South Half (S 1/2) of the South Half (S 1/2) of the
7 Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the
8 Northeast Quarter (NE 1/4) of said Section 3; thence along said north line,
9 North 89°42'49" West 130.02 feet to the east right of way of said US
10 HIGHWAY 95; thence continuing along said north line, North 89°42'49"
11 West 289.05 feet to the west line of the Northwest Quarter (NW 1/4) of the
12 Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section
13 3; thence along said west line, North 00°41'09" East 507.00 feet to the
14 POINT OF BEGINNING.

15 BASIS OF BEARINGS: South 89°52'47" East being the north line of the
16 Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3,
17 Township 20 South, Range 60 East, M.D.M., as shown on Record of Survey
18 in File 90, Page 25 of Clark County, Nevada Records.

19 Prepared by:
20 Brian Yu, PLS
21 Public Works, City of Las Vegas,
22 731 S. Fourth Street,
23 Las Vegas, NV 89101
24 byu@lasvegasnevada.gov

25 SECTION 2: The City Council hereby determines that the described territory
26 meets the requirements provided by law for annexation to the City for the following reasons:

- 27 A. The area to be annexed was contiguous to the City's boundaries at the
28 time the annexation proceedings were instituted;
- 29 B. More than one-eighth (1/8) of the aggregate external boundaries of
30 the area are contiguous to the City;
- 31 C. The territory proposed to be annexed is not included within the
32 boundaries of another incorporated city or within the boundaries of
33 any unincorporated town as those boundaries existed as of July 1,
34 1983;
- 35 D. The City is eligible to annex the described territory since the
36 landowners have signed a petition constituting one hundred percent
37 (100%) of the owners of record of individual lots or parcels of land
38 within the annexation area.

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

19 SECTION 4: The annexation of the described territory shall become
20 effective on the 12th day of September, 2008, and on that date the City will have the funds
21 appropriated in sufficient amount to finance the extension into the described territory of
22 police protection, fire protection, street maintenance, street sweeping, and street lighting
23 maintenance.

24 SECTION 5: The described territory, together with the inhabitants and
25 property thereof, shall, from and after the 12th day of September, 2008, be subject to all
26 debts, laws, ordinances and regulations in force in the City and shall be entitled to the same
27 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
28 levied by the City.

1 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
2 an accurate map or plat of the described territory and to record the map or plat, together with
3 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
4 Nevada, which recording shall be done prior to the 12th day of September, 2008.

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

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

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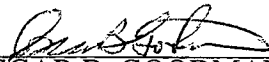
27 ...

28 ...

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

4 PASSED, ADOPTED and APPROVED this 3rd day of September,
5 2008.

6 APPROVED:

7
8 By 
9 OSCAR B. GOODMAN, Mayor

10 ATTEST:

11 
12 BEVERLY K. BRIDGES, CMC
13 City Clerk

14 APPROVED AS TO FORM:

15  7-24-08
16 Date
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1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 6th day of August, 2008, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 3rd day of September,
4 2008, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

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

9 VOTING "NAY": None

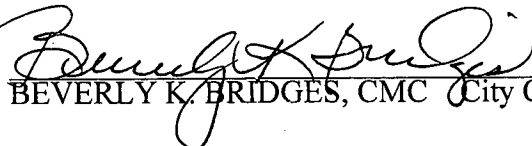
10 EXCUSED: None

11 ABSTAINED: None

12 APPROVED:

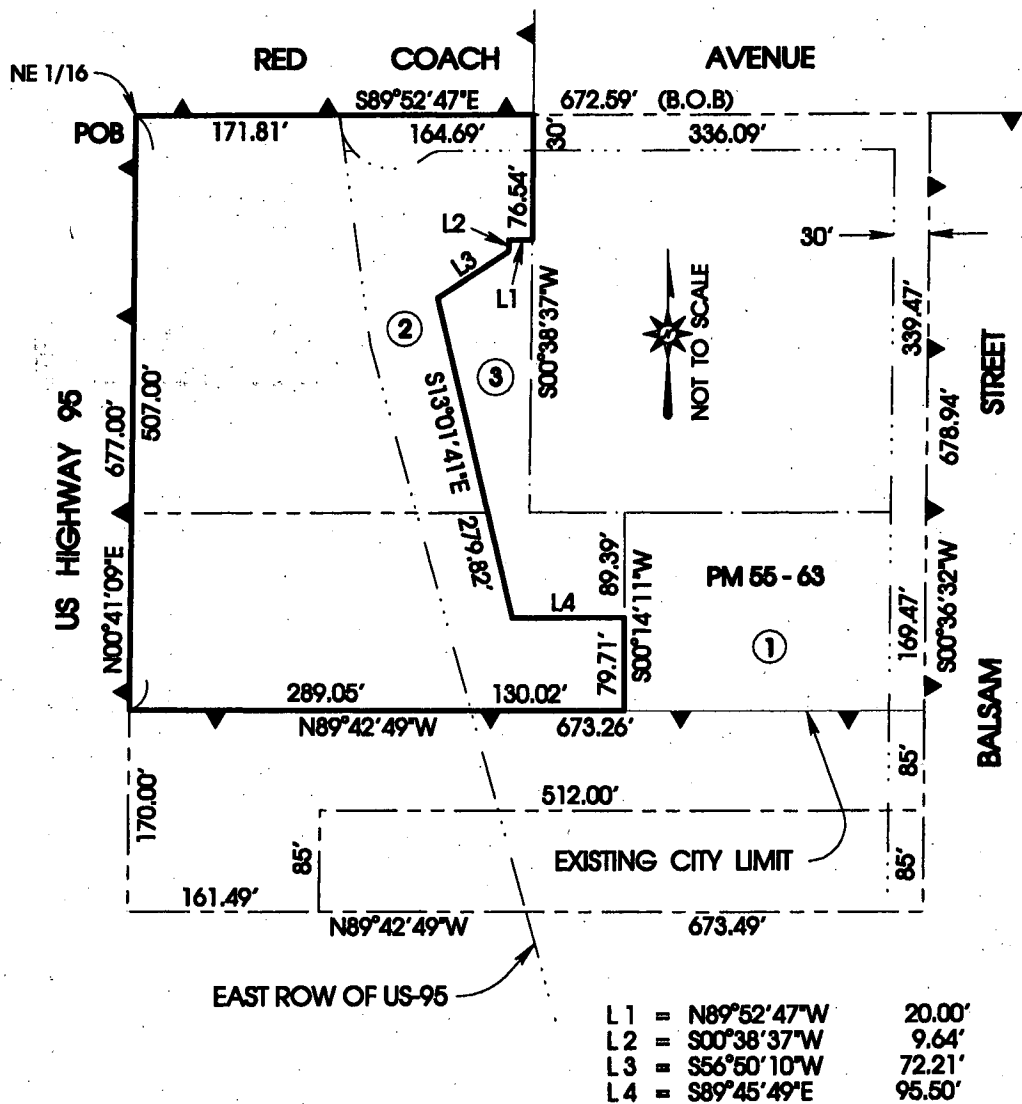
13 
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 
17 BEVERLY K. BRIDGES, CMC City Clerk

18
19 WHEN RECORDED PLEASE MAIL TO:
20 FLINN FAGG
21 Planning and Development Department
22 731 South Fourth Street
23 Las Vegas, Nevada 89101
24
25
26

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



ANX-28048 (AREA = 162,419 S.F.)

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 6003

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON THE SURVEY MAP IN FILE 90, PAGE 25 OF AND PARCEL MAP IN FILE 55, PAGE 63 ALL OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

Action Letter



Separator Sheet

INTER-OFFICE MEMORANDUM

September 12, 2008

TO:

BUSINESS SERVICES: SUE PECKMAN
FIRE SERVICES: DAVID F. KLEIN
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-28048
Parcel Number: 138-03-602-001

COPIES TO:

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

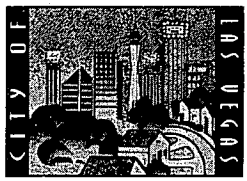
Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008. A location map and a copy of Annexation Ordinance ANX-28048 are attached for your reference.

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance ANX-28048

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 12, 2008

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

Re: Annexation ANX-28048
Parcel Number: 138-03-602-001

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for ANX-28048 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is September 12, 2008.

The annexation area consists of approximately 0.99 acres, located at 6991 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 #6003
2. Accurate Map

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

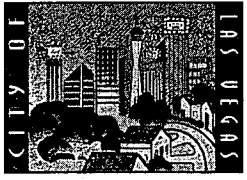
Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



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September 12, 2008

Mr. Scott Ashijan
6991 West Red Coach
Las Vegas, Nevada 89108

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Ashijan:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A copy of Annexation Ordinance #6003 is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

Annexation Ordinance #6003

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, NV 89145

Mayor
Oscar B. Goodman

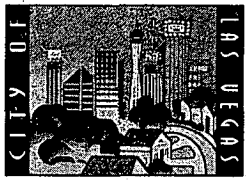
City Council
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September 12, 2008

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

Attn: Real Estate Specialist

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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1. Location Map
2. Annexation Ordinance #6003

Mayor
Oscar B. Goodman

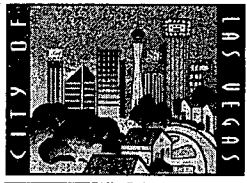
City Council
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Ensley:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6003

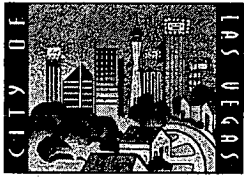
Mayor
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Jones:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
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Mayor
Oscar B. Goodman

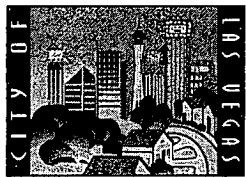
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Gryczkowski:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6003

cc: Mr. Nalliah Rajah, Manager
Clark County Dept of Public Works
Administration & Programs Division
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

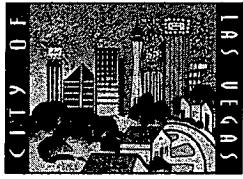
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Burgeson:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6003

Mayor
Oscar B. Goodman

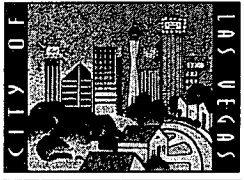
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TTY: 702-386-9108

www.lasvegasnevada.gov

September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Ms. Holley:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map and a copy of Annexation Ordinance #6003 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6003

Mayor
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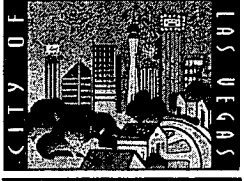
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Norman:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

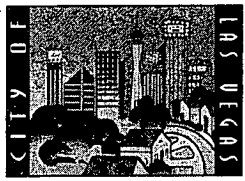
Mayor
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Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

Dear Mr. Kneesel:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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Location Map

Mayor
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Voice: 702-229-6301

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TTY: 702-386-9108

www.lasvegasnevada.gov

September 12, 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-28048
Parcel Number: 138-03-602-001

Dear Mr. Jensen:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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Location Map

Mayor
Oscar B. Goodman

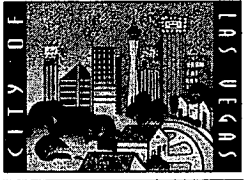
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September 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

Mayor
Oscar B. Goodman

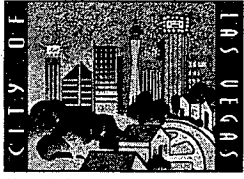
City Council
Gary Reese
(Mayor Pro Tem)

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

City Manager
Douglas A. Selby



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 12, 2008

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

RE: Annexation ANX-28048
Parcel Number: 138-03-602-001

To Whom It May Concern:

Please be advised that one parcel of land containing approximately 0.99 acres, located at 6991 West Red Coach Avenue, was annexed to the city of Las Vegas effective September 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

cc: AT & T Wireless Service
7405 Greenhaven Dr
Sacramento, CA 95831-5149

MCI Telecommunications
1133 19th Street NW
Washington, DC 20006

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
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www.lasvegasnevada.gov

June 27, 2008

Mr. Scott Ashijan
6991 West Red Coach
Las Vegas, Nevada 89108

RE: ANX-28048 - ANNEXATION

Dear Mr. Ashijan:

Your Petition to Annex property at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), Ward 4 (Brown), was considered by the Planning Commission on June 26, 2008.

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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

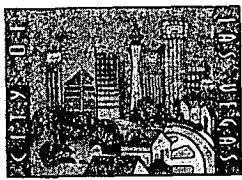
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
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City Manager
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731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

May 16, 2008

ANNEXATION TRANSMITTAL

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

RE: ANNEXATION **ANX-28048**
PROPERTY OWNER: **SCOTT ASHJIAN**

Dear Sirs:

An annexation request has been submitted to the City of Las Vegas for property at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), 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 *JUNE 26, 2008*. When ready, please fax to Jonathon Boyles at 474-7463.

Very truly yours,

Peter Lowenstein, AICP, Planning Supervisor
Planning and Development Department
Case Planning Division

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

PL: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



INTER-OFFICE MEMORANDUM

Date

May 16, 2008

TO: CAROLYN CAVINESS DEPARTMENT OF PUBLIC WORKS	FROM: PLANNING AND DEVELOPMENT DEPARTMENT PETER LOWENSTEIN, AICP PLANNING SUPERVISOR M. MARGO WHEELER, AICP DIRECTOR
SUBJECT: ANNEXATION - ANX-28048 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:PL: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

June 13, 2008

Mr. Scott Ashijan
6991 West Red Coach
Las Vegas, Nevada 89108

RE: ANX-28048 - ANNEXATION

Dear Mr. Ashijan:

Please be advised the City Planning Commission at its regular meeting on *June 26, 2008* 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, June 20, 2008* 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 Case 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

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



Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ANNEXATION***FL 06/26/08***Report Date** 05/08/2008 02:57 PM**Submitted By**

Page 1

A/P # 28048 **Type** ANX **Issued Date** **Issued By****Parcel** 13803602001**Location****Owner** SCOTT ASHJIAN**Phone** (702)443-7281 x**Address** 6991 WEST RED COACH AVE

LAS VEGAS NV 89108

Country ☐ Foreign**Applicant's Full Name** SCOTT ASHJIAN**Day Phone** (702)443-7281 x**Fax** (702)251-0112**Address** 6991 WEST RED COACH AVE**Pager** LAS VEGAS NV

89108

Fees

PROCESSING FEE

300.00

Total Paid

300.00

Declared Value 0.00**Type of Work****Calculated Value** 0.00**Square Footage**

0.99 ACRE

Actual Value 0.00**Comments**

ANX-28048 - ANNEXATION - OWNER/APPLICANT: SCOTT ASHJIAN - Petition to annex property located at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), Ward 4 (Brown).

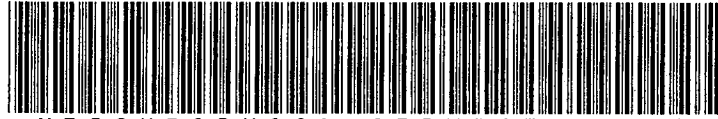
Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 26, 2008

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-28048

Desert Greens HOA

Lone Mountain Village Association

Mountain Shadows HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Painted Desert Community Association

Sandpiper Golf Villas HOA

Turning Point Community Association

Woodcrest HOA

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK

2009 MAY -7 A 9:50

Application/Petition For: Scott Ashjian

Project Address (Location) 6991 West Red Coach

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 138-03-602-001 Ward # 4

General Plan: existing R-E proposed _____ Zoning: existing R-E proposed _____

Commercial Square Footage 1989 sq ft Floor Area Ratio _____

Gross Acres 0.99 Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER Scott Ashjian Contact Scott Ashjian

Address 6991 West Red Coach Phone: (702) 443-7281 Fax: (702) 251-0112

City Las Vegas State NV Zip 89108

APPLICANT Scott Ashjian Contact Scott Ashjian

Address 6991 West Red Coach Avenue Phone: (702) 443-7281 Fax: (702) 251-0112

City Las Vegas State NV Zip 89108

REPRESENTATIVE BILL ROBERTS Contact _____

Address 339 HOLLINS HALL ST. Phone: 625-6939 Fax: 243-8287

City LAS VEGAS State NV. Zip 89145

Property Owner Signature* _____

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

Print Name Scott Ashjian

Subscribed and sworn before me

This 17th day of March, 20 08

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>ANX-28048</u>
Meeting Date:	<u>6/26/08</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>5/6/08</u>
Received By:	<u>Pomeo</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

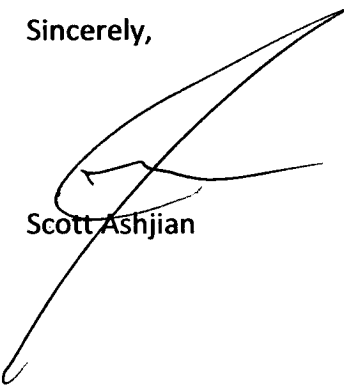
March 18, 2008

Dear Sir or Madam:

This "Letter of Justification" is to request annexing of said property located at 6991 West Read Coach, 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,

A handwritten signature in black ink, appearing to read "Scott Ashjian". The signature is fluid and cursive, with a long, sweeping underline that extends to the left and then curves back up towards the right side of the signature.

Scott Ashjian

ANX-28048
06/26/08 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-28048** APN: 138-03-602-001

Name of Property Owner: Scott Ashjian

Name of Applicant: Scott Ashjian

Name of Representative: BILL ROBERTS

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: Scott Ashjian

Subscribed and sworn before me

This 17th day of March, 2008

Notary Public in and for said County and State



Deed



Separator Sheet

APN: 138-03-602-001

Affix R.P.T.T. \$3491.10 *af*

3411.90

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:**

SCOTT ASHJIAN
4485 N RAINBOW
LV NV 89108

20080214-0002192

Fee: \$16.00

RPTT: \$3,411.90

N/C Fee: \$0.00

02/14/2008

13:24:13

T20080025902

Requestor:

CHICAGO TITLE

Debbie Conway

LEX

Clark County Recorder Pgs: 4

ESCROW NO: 07008525-030-MD

GRANT BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick M Treichel and Kerry M Treichel, husband and wife as joint tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

SCOTT ASHJIAN, AN UNMARRIED MAN

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.

2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

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

Witness my/our hand(s) this _____ day of _____, ____.

[Signature]
Patrick M Treichel

[Signature]
Kerry M Treichel

ESCROW NO: 07008525-030-MD

STATE OF NEVADA

COUNTY OF CLARK

) ss.

On this

2/13/08

appeared before me, a Notary Public,

Patrick M. Treichel

Kerry M. Treichel

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Notary Public

My commission expires

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
M. DOWELL
Appl. No. 99-51487-1
My Appl. Expires Feb. 1, 2011

ESCROW NO: 07008525-030-MD

EXHIBIT A

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Lot Two (2) of that certain Parcel Map on file in File 55 of Parcel Maps, Page 63, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S

COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 138-03-602-001

b)

c)

d)

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

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$668,806.00

Deed in Lieu of Foreclosure Only (value of property): _____

()

Transfer Tax Value:

\$668,806.00

Real Property Transfer Tax Due:

\$3410.91

3411.90

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 information provided herein. Furthermore, the parties agree that disallowance of any claimed 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 GRANTEE

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: PATRICK TREICHEL

Address: 6991 W. RED COACH AVE.

City: LAS VEGAS

State: NV Zip: 89108

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SCOTT ASHJIAN

Address: 4485 N. RAINBOW

City: LAS VEGAS

State: NV Zip: 89108

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

Print Name: Chicago Title

Escrow #: 07008525-030

Address: 9500 Flamingo Road

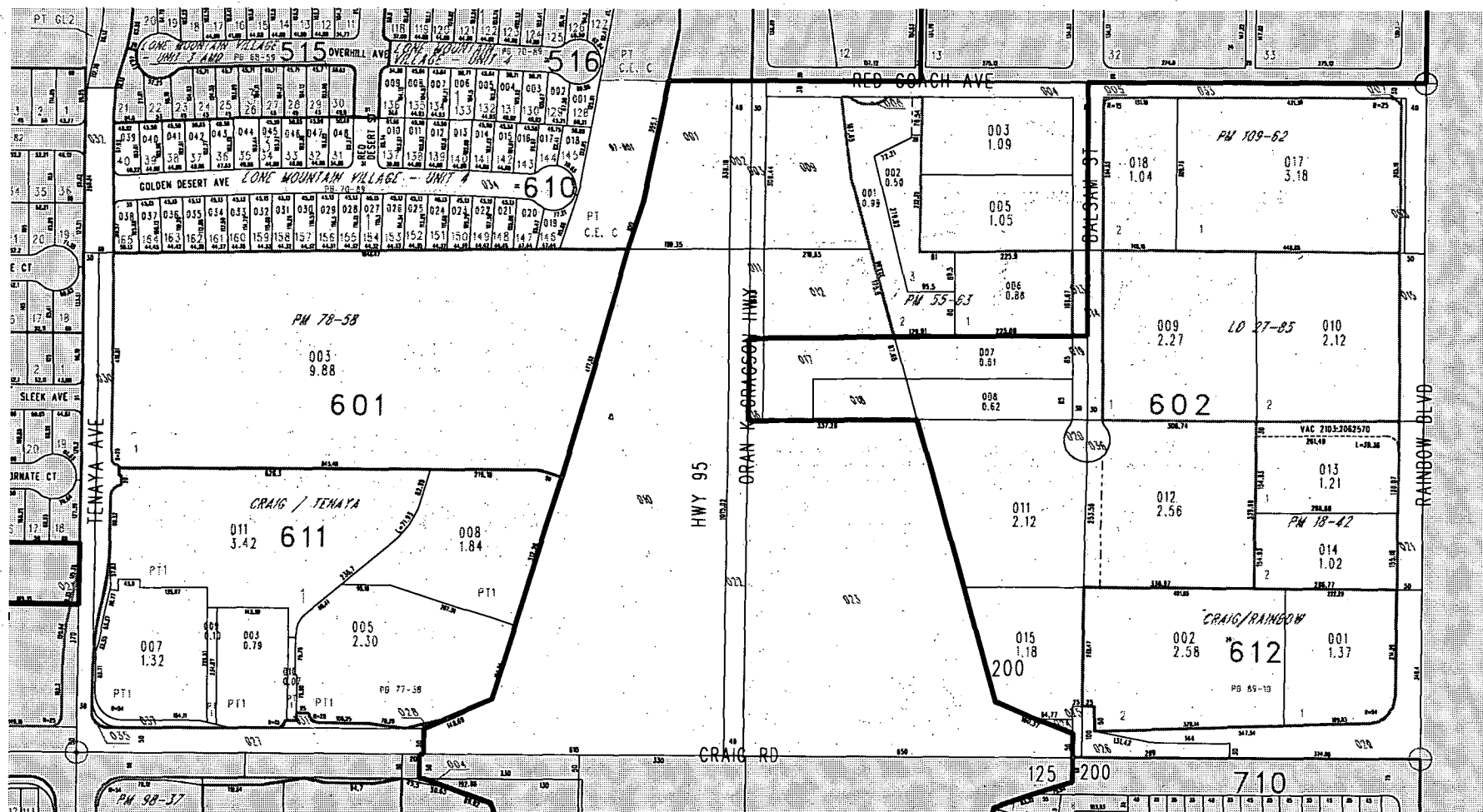
City/State/Zip: Las Vegas, NV 89147

APN Map



Separator Sheet

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		AVERAGE QA VALUE 35	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E	03	S 2 NE 4	138-03-6																																		
	This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.			PARCEL BOUNDARY 001 SUBD BOUNDARY 202 ROAD EASEMENT PG 25-45 PW/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 WATCH LINE / LEADER LINE 5 ROAD ID NUMBER GL5		PARCEL NUMBER ACRES PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER		<table border="1"> <tr><td>126</td><td>125</td><td>124</td></tr> <tr><td>137</td><td>138</td><td>139</td></tr> <tr><td>164</td><td>163</td><td>162</td></tr> </table>		126	125	124	137	138	139	164	163	162																									
	126	125		124																																							
	137	138		139																																							
164	163	162																																									
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,177 ORIGINAL		Scale: 1"=200'		Rev: 01/04/08		<table border="1"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>		6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
6	5	4	3	2	1																																						
7	8	9	10	11	12																																						
13	14	15	16	17	18																																						
19	20	21	22	23	24																																						
25	26	27	28	29	30																																						
31	32	33	34	35	36																																						
MAP LEGEND																																											



ANX-28048
06/26/08 PC

TAX DIST 125,200

Comments



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
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:	SCOTT ASHJIAN	
FILE NUMBER:	ANX-28048	

Please provide your comments regarding the subject Annexation Petition to Annex property at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), 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 *JUNE 26, 2008* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY:

MAY 27, 2008

PLANNING COMMISSION MEETING:

JUNE 26, 2008

ATTACHMENT:

Location map

(Revised 3/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08		
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 KEVIN BERG 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 KEVIN BERG 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 KEVIN BERG CAROLYN CAVINESS TIM PARKS JOANN CROLLI ALAN RIEKKI RICK SCHROEDER WALLY SIMPSON			
SUBJECT: PETITION OF ANNEXATION				
APPLICANT: SCOTT ASHJIAN				
FILE NUMBER: ANX-28048				

Please provide your comments regarding the subject Annexation Petition to Annex property at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), 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 *JUNE 26, 2008* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN TO BART ANDERSON BY: **MAY 27, 2008**

PLANNING COMMISSION MEETING: **JUNE 26, 2008**

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: 05/16/08
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:	SCOTT ASHJIAN	
FILE NUMBER:	ANX-28048	

Please provide your comments regarding the subject Annexation Petition to Annex property at 6991 West Red Coach Avenue, containing approximately 0.99 acres (APN 138-03-602-001), 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 *JUNE 26, 2008* Planning Commission meeting, so your comments would be appreciated as soon as possible.

PLEASE RETURN BY:

MAY 27, 2008

PLANNING COMMISSION MEETING:

JUNE 26, 2008

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 *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: May 23, 2008
Re: **ANX-28048** Scott Ashjian 6991 West Red Coach Avenue
Request for a Petition of Annexation

COMMENTS:

We have no objection to the Petition of Annexation for property located at 6991 West Red Coach Avenue, containing approximately 0.99 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.

U(MLA)
ROI
R-PD10

CITY LIMIT

RED COACH AVE

6991

6971

**SUBJECT
PROPERTY**

R-E

U.S. 95

R-E

R-E

R-E

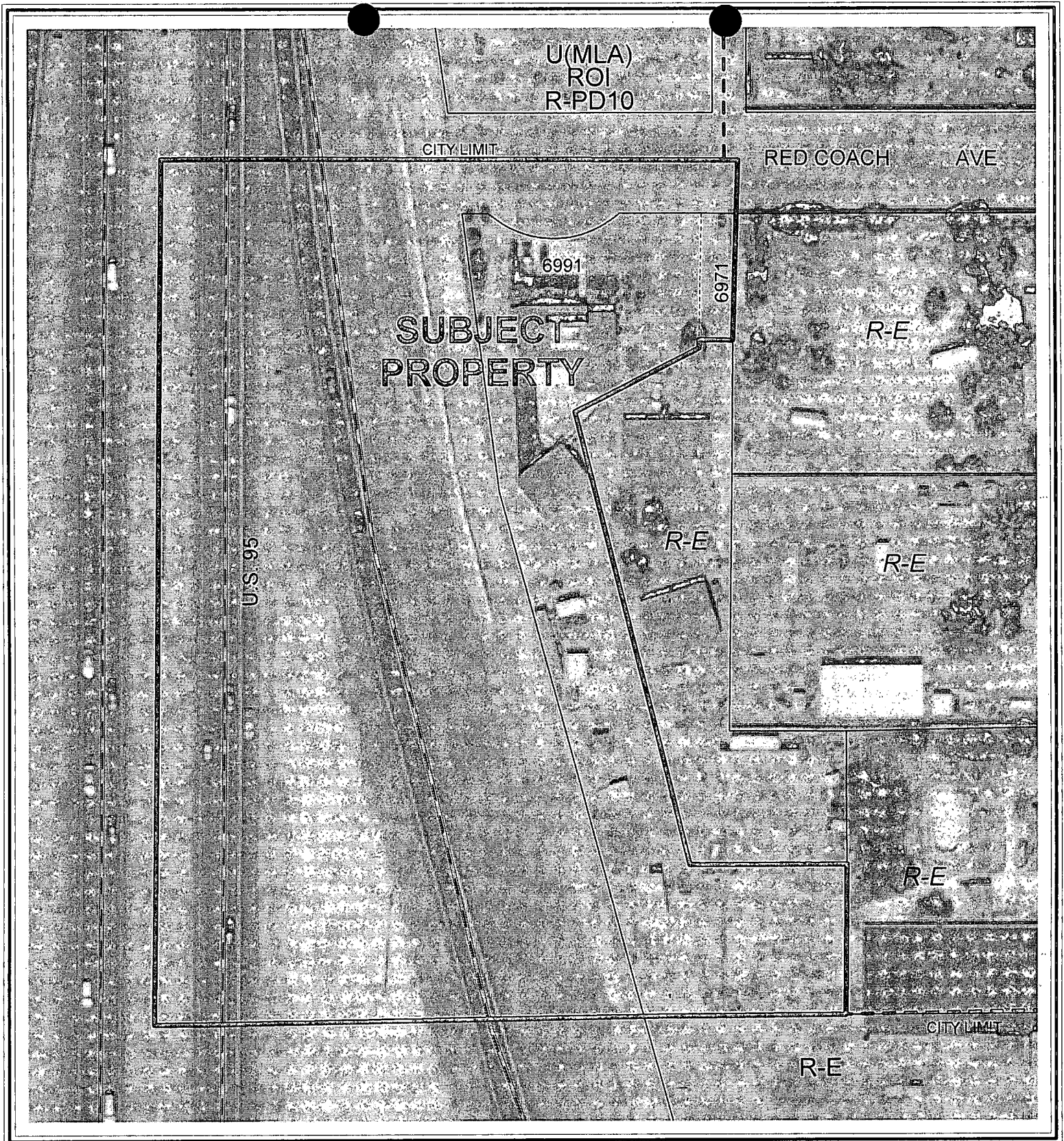
CITY LIMIT

R-E

0 50 100 Feet

CASE: ANX-28048





U(MLA)
ROI
R-PD10

CITY LIMIT

RED COACH AVE

SUBJECT
PROPERTY

6991

6971

US 95

R-E

R-E

R-E

R-E

R-E

CITY LIMIT

CASE: ANX-28048

