

Recordation Memo



Separator Sheet

1 APN: 138-03-602-002

2
3 CERTIFIED AS A TRUE COPY

4 *Stacey Campbell*
CITY CLERK, CITY OF LAS VEGAS 6 Pages
12/9/08

5 By: Stacey Campbell
6 Assistant Deputy City Clerk

20081211-0001229

Fee: \$19.00

N/C Fee: \$0.00

12/11/2008

09:05:48

T20080306534

Requestor:

LAS VEGAS CITY

Debbie Conway

BRT

Clark County Recorder Pgs: 6

7
8 ORIGINAL

BILL NO. 2008-53

9 ORDINANCE NO. 6017

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-28049)

13 Sponsored by: Councilman Larry Brown

Summary: Annexes property described
generally as located at 6971 West Red Coach
Avenue.

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

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

20 That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter
21 (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 3 as shown on Parcel Map in
22 File 55, Page 63 of Clark County, Nevada Records, described as follows:

23 COMMENCING 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 thereof and the centerline of RED
24 COACH AVENUE (30.00 feet wide as measured from centerline thereof)
South 89°52'47" East 336.50 feet to the northwest corner of the Northeast
25 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
26 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
27 (NE 1/4) of said Section 3, South 00°38'37" West 106.54 feet to the POINT
OF BEGINNING; thence continuing along said west line and the east line of
28 said LOT 3, South 00°38'37" West 232.45 feet to the south line of the

(R)

1 Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the
2 Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section
3 3; thence along said south line, South 89°47'47" East 81.00 feet; thence
4 departing said south line, South 00°14'11" West 89.39 feet to the south line
5 of said LOT 3; thence along the south line of said LOT 3, North 89°45'49"
6 West 95.50 feet to the southwest corner of said LOT 3; thence along the
7 westerly line of said LOT 3, North 13°01'41" West 279.82 feet; thence along
8 the northwest line of said LOT 3 the following three (3) courses: 1) North
9 56°50'10" East 72.21 feet, 2) North 00°38'37" East 9.64 feet, 3) South
10 89°52'47" East 20.00 feet to the POINT OF BEGINNING.

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

15 Prepared by:
16 Brian Yu, PLS
17 Public Works, City of Las Vegas,
18 731 S. Fourth Street,
19 Las Vegas, NV 89101
20 byu@lasvegasnevada.gov

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

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

SECTION 3: The City will provide police protection through the Las Vegas
Metropolitan Police Department, fire protection, street maintenance, and library services

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

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

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

27 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
28 an accurate map or plat of the described territory and to record the map or plat, together with

1 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
2 Nevada, which recording shall be done prior to the 12th day of December, 2008.

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

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

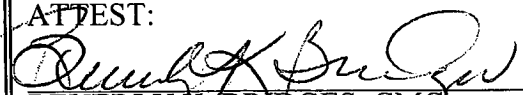
15 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
16 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
17 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

18 PASSED, ADOPTED and APPROVED this 3rd day of December,
19 2008.

20 APPROVED:

21 By 
22 OSCAR B. GOODMAN, Mayor

23 ATTEST:

24 
25 BEVERLY K. BRIDGES, CME
City Clerk

26 APPROVED AS TO FORM:

27  10-21-08
28 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 5th day of November, 2008, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 3rd day of December,
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:

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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

20' ACCESS EASEMENT PER PM 55-63

NE 1/16

RED

COACH AVENUE

POC

171.81'

589°52'47"E

164.69'

672.59' (B.O.B)

336.09'

30'

30'

POB

500°38'37"W

76.54'

232.45'

81.00'

89.39'

589°47'47"E

225.29'

PM 55 - 63

NOT TO SCALE

339.47'

678.94'

BALSAM STREET

500°36'32"W

169.47'

85'

85'

EXISTING CITY LIMIT

512.00'

673.49'

N89°42'49"W

161.49'

170.00'

N00°41'09"E

677.00'

507.00'

US HIGHWAY 95

EAST ROW OF US-95

②

L2

L3

L4

③

N130°14'11"W

276.82'

130.02'

673.26'

L 1	=	S89°52'47"E	20.00'
L 2	=	N00°38'37"E	9.64'
L 3	=	N56°50'10"E	72.21'
L 4	=	N89°45'49"W	95.50'

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 601

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.

1 APN: 138-03-602-002

2
3 CERTIFIED AS A TRUE COPY

4 *Stacey Campbell*
CITY CLERK, CITY OF LAS VEGAS

6 pages
12/9/08

5
6 By: Stacey Campbell
Assistant Deputy City Clerk

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

12/11/2008 09:05:48 T20080306534

Book/Instr: 20081211-0001229

Ordinance Page Count: 6

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

Debbie Conway
Clark County Recorder

7
8 **COPY**

BILL NO. 2008-53

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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-28049)

13 Sponsored by: Councilman Larry Brown Summary: Annexes property described
14 generally as located at 6971 West Red Coach
Avenue.

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

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28 an accurate map or plat of the described territory and to record the map or plat, together with

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9 decision shall not affect the validity or effectiveness of the remaining portions of this
10 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that
11 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or
12 phrase thereof irrespective of the fact that any one or more sections, subsections,
13 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid
14 or ineffective.

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

18 PASSED, ADOPTED and APPROVED this 3rd day of December,
19 2008.

20 APPROVED:

21 By 
22 OSCAR B. GOODMAN, Mayor

23 ATTEST:

24 
25 BEVERLY K. BRIDGES, CMC
City Clerk

26 APPROVED AS TO FORM:

27  10-21-08
28 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 5th day of November, 2008, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 3rd day of December,
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:

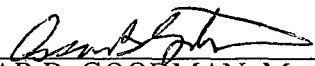
7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Wolfson,
Tarkanian, Ross and Barlow

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

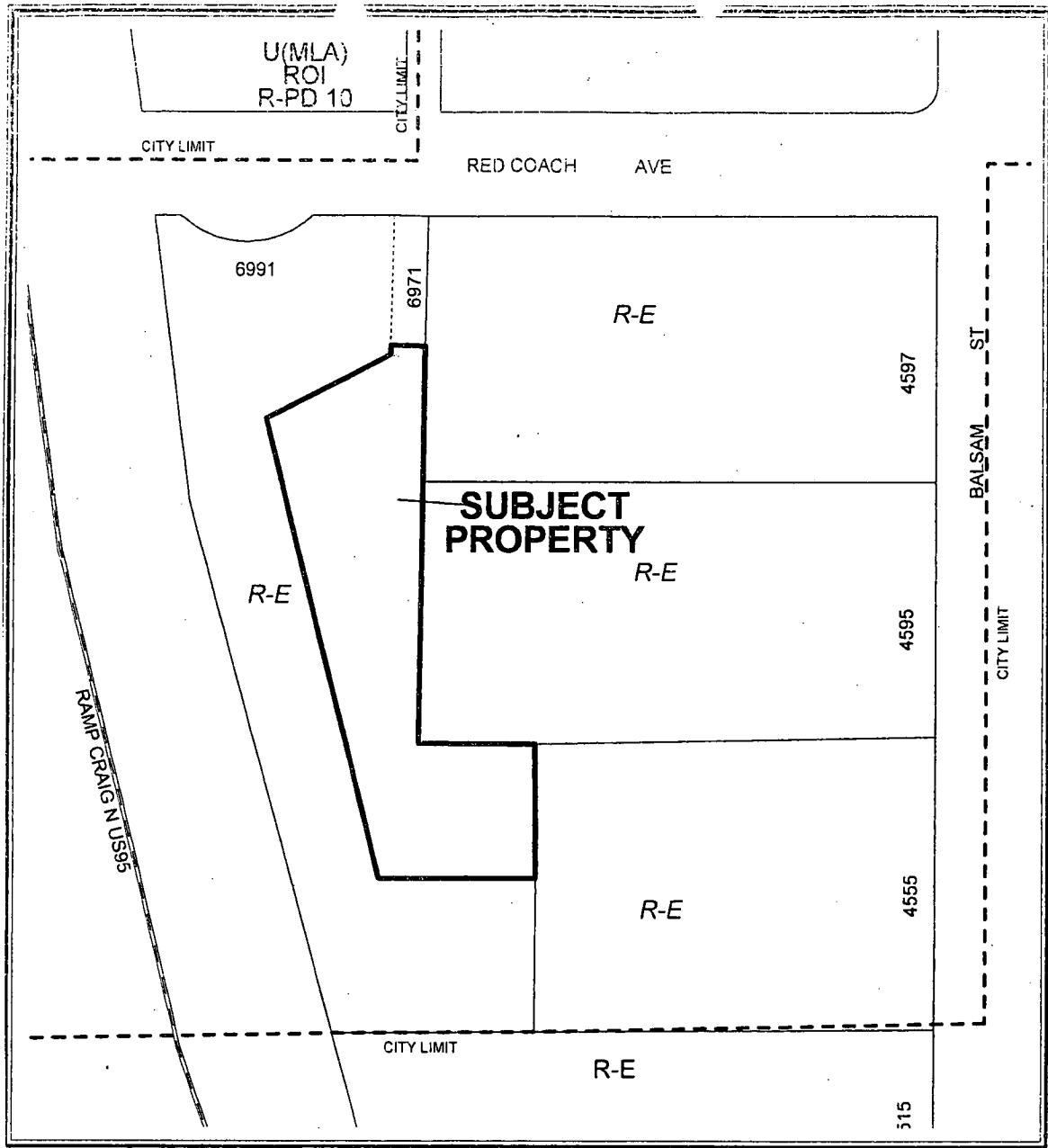
11 APPROVED:

12
13 
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 
17 BEVERLY K. BRIDGES, CMC City Clerk

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



CASE: ANX-28049

0 100 Feet



Action Letter



Separator Sheet

INTER-OFFICE MEMORANDUM

December 23, 2008

TO:

BUSINESS SERVICES: SUE PECKMAN
FIRE SERVICES: DAVID F. KLEIN
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-28049
Parcel Number: 138-03-602-002

COPIES TO:

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

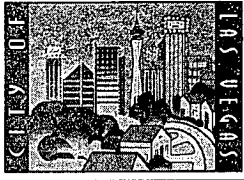
Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008. A location map and a copy of Annexation Ordinance ANX-28049 are attached for your reference.

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance ANX-28049

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

December 23, 2008

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

Re: Annexation ANX-28049
Parcel Number: 138-03-602-002

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for ANX-28049 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is December 12, 2008.

The annexation area consists of approximately approximately 0.50 acres, located at 6971 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 #6017
2. Accurate Map

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

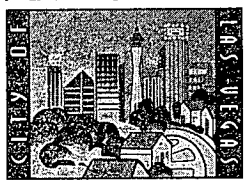
Mayor
Oscar B. Goodman

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



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

December 23, 2008

Mr. Gerald Treichel
6971 West Red Coach
Las Vegas, Nevada 89108

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Treichel:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A copy of Annexation Ordinance #6017 is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

Annexation Ordinance #6017

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

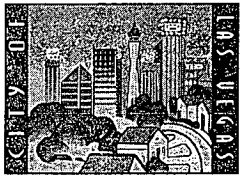
Mayor
Oscar B. Goodman

City Council
Gary Reese
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December 23, 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-28049
Parcel Number: 138-03-602-002

To Whom it May Concern:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

Mayor
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www.lasvegasnevada.gov

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Ensley:

Please be advised that one parcel of land containing approximately approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

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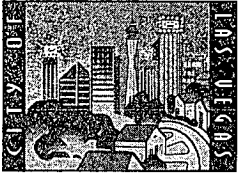
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December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Jones:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

Mayor
Oscar B. Goodman

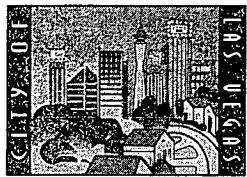
City Council
Gary Reese
(Mayor Pro Tem)

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

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Gryczkowski:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

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

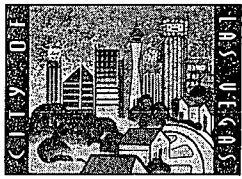
Mayor
Oscar B. Goodman

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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www.lasvegasnevada.gov

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Burgeson:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

Mayor
Oscar B. Goodman

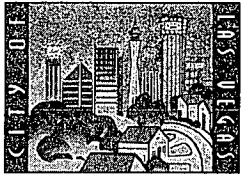
City Council
Gary Reese
(Mayor Pro Tem)

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

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Ms. Raudenbush:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

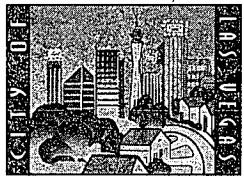
Mayor
Oscar B. Goodman

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

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Ms. Holley:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map and a copy of Annexation Ordinance #6017 are attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:

1. Location Map
2. Annexation Ordinance #6017

Mayor
Oscar B. Goodman

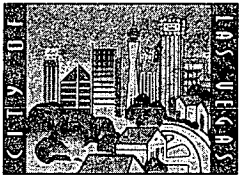
City Council
Gary Reese
(Mayor Pro Tem)

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

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Norman:

Please be advised that one parcel of land containing approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

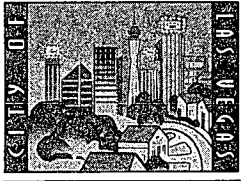
Mayor
Oscar B. Goodman

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

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Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

Dear Mr. Kneesel:

Please be advised that one parcel of land containing approximately approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

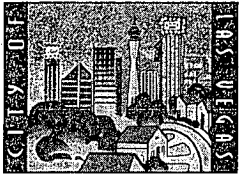
Mayor
Oscar B. Goodman

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

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

To Whom it May Concern:

Please be advised that one parcel of land containing approximately approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

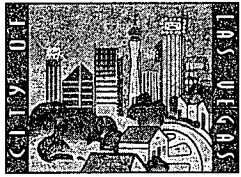
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
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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

December 23, 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-28049
Parcel Number: 138-03-602-002

Dear Mr. Jensen:

Please be advised that one parcel of land containing approximately approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 12, 2008.

A location map is attached for your reference.

Sincerely,

Flinn Fagg
Planning and Development Department

FF:tm

Attachment:
Location Map

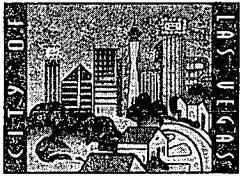
Mayor
Oscar B. Goodman

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

December 23, 2008

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

RE: Annexation ANX-28049
Parcel Number: 138-03-602-002

To Whom It May Concern:

Please be advised that one parcel of land containing approximately approximately 0.50 acres, located at 6971 West Red Coach Avenue, was annexed to the city of Las Vegas effective December 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
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 26, 2008

Mr. Gerald Treichel
6971 West Red Coach
Las Vegas, Nevada 89108

RE: ANX-28049 - ANNEXATION

Dear Mr. Treichel:

Your Petition to Annex property at 6971 West Red Coach Avenue, containing approximately 0.50 acres (APN 138-03-602-002), Ward 4 (Brown), was considered by the Planning Commission on September 25, 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)
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

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-28049**
PROPERTY OWNER: **THE GERALD TREICHEL REVOCABLE LIVING TRUST**

Dear Sirs:

An annexation request has been submitted to the City of Las Vegas for property at 6971 West Red Coach Avenue, containing approximately 0.50 acres (APN 138-03-602-002), 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

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-28049

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

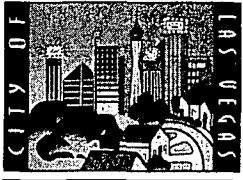
(Revised 1/02)

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

September 12, 2008

Mr. Gerald Treichel
6971 West Red Coach
Las Vegas, Nevada 89108

RE: ANX-28049 - ANNEXATION

Dear Mr. Treichel:

Please be advised the City Planning Commission at its regular meeting on **September 25, 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, September 19, 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 (702) 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



Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: September 25, 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-28049

Desert Greens HOA

Lone Mountain Village Association

Mountain Shadows HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Sandpiper Golf Villas HOA

Turning Point Community Association

Woodcrest HOA

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ANNEXATION***PL 06/26/08***Report Date** 05/08/2008 04:09 PM**Submitted By**

Page 1

A/P # 28049 **Type** ANX **Issued Date** **Issued By****Parcel** 13803602002**Location****Owner** GERALD TREICHEL ROVOCABLE LIVING TRUST**Phone** (702)697-7000 x**Address** 6971 WEST RED COACH

LAS VEGAS NV 89108

Country ☐ Foreign**Applicant's Full Name** GERALD TREICHEL ROVOCABLE LIVING TRUST**Day Phone** (702)697-7000 x**Fax** (702)251-0112**Address** 6971 WEST RED COACH**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**

0.50 ACRE

Actual Value 0.00**Comments**

ANX-28049 - ANNEXATION - OWNER/APPLICANT: THE GERALD TREICHEL REVOCABLE LIVING TRUST - Petition to annex property located at 6971 West Red Coach Avenue, containing approximately 0.50 acres (APN 138-03-602-002), Ward 4 (Brown).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WIT BRO, INC.
 Project Address (Location) 6971 W RED COACH
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-002 Ward # _____
 General Plan: existing R-E proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage 1917 Floor Area Ratio _____
 Gross Acres .50 Lots/Units 1 Density _____
 Additional Information _____

RECEIVED
CITY CLERK
2008 OCT 14 A 11:21
Heidi Baker

PROPERTY OWNER WIT BRO INC Contact SCOTT ASHTIAN
 Address 6971 W RED COACH Phone: 891-9111 Fax: 251-0112
 City LAS VEGAS State NV Zip 89108

APPLICANT SCOTT ASHTIAN Contact _____
 Address SAME 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 SCOTT ASHTIAN

Subscribed and sworn before me
 This 2nd day of October, 20 08.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ANNEXATION</u>
	<u>28049</u>
Meeting Date:	<u>09/25/08</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:*	<u>10/07/08</u>
Received By:	<u>Jonathan B.</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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Gerald Treichel Revocable Living Trust
 Project Address (Location) 6971 West Red Coach
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-03-602-002 Ward # 4
 General Plan: existing R-E proposed _____ Zoning: existing R-E proposed _____
 Commercial Square Footage 1917 sq ft Floor Area Ratio _____
 Gross Acres 0.50 Lots/Units 1 Density _____
 Additional Information _____

RECEIVED
CITY CLERK
2008 MAY -7 P 12:46

PROPERTY OWNER Gerald Treichel Revocable Living Trust Contact Gerald Treichel, Trustee
 Address 6971 West Red Coach Phone: (702) 697-7000 Fax: (702) 251-0112
 City Las Vegas State NV Zip 89108

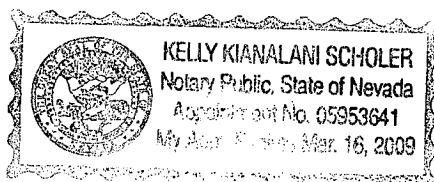
APPLICANT Gerald Treichel Revocable Living Trust Contact Gerald Treichel, Trustee
 Address 6971 West Red Coach Phone: (702) 697-7000 Fax: (702) 251-0112
 City Las Vegas State NV Zip 89108

REPRESENTATIVE BILL ROBERTS Contact _____
 Address 339 HOLLINS HALL ST. Phone: 635-6939 Fax: 243-8287
 City LAS VEGAS State NV Zip 89145

Property Owner Signature* Gerald Treichel
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Gerald Treichel, Trustee

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-28049</u>
Meeting Date:	<u>6/26/08</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>5/6/08</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

March 18, 2008

Dear Sir or Madam:

This "Letter of Justification" is to request annexing of said property located at 6971 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 cursive script that reads "Gerald Treichel".

Gerald Treichel, Trustee
Gerald Treichel Revocable Living Trust

ANX-28049
06/26/08 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-28049 APN: 138-03-602-002

Name of Property Owner: W.I.T. BRO, INC

Name of Applicant: SCOTT ASHTIAN

Name of Representative: - same -

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 ASHTIAN

PRESIDENT of WIT BRO, INC.

Subscribed and sworn before me

This 2nd day of October, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-28049** APN: 138-03-602-002

Name of Property Owner: Gerald Treichel Revocable Living Trust

Name of Applicant: Gerald Treichel

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: _____

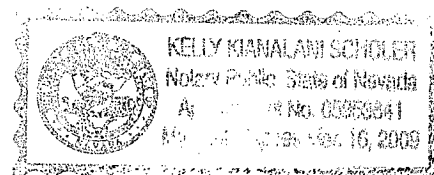
Signature of Property Owner: Gerald Treichel

Print Name: Gerald Treichel

Subscribed and sworn before me

This 17th day of March, 2008

[Signature]
Notary Public in and for said County and State



Deed



Separator Sheet

4-1

20080711-0003708

A.P.N. #	138-03-602-002
Escrow No:	277572-RA
R.P.P.T.	
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	W I T / Asphalt
6971 West Red Coach Avenue	
Las Vegas, NV 89108	

COPY

Fee: \$16.00 RPTT: \$2,040.00
NXT Fee: \$0.00
07/11/2008 15:11:19
T20080141136
Requestor:
NATIONAL TITLE COMPANY
Debbie Conway JLB
Clark County Recorder Pgs: 4

23

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Gerald Treichel, Trustee of the Gerald Treichel Revocable Living Trust dated June 15, 1996 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

~~XXXXXXXXXX~~ **W. I. T. BRO. INC., A Nevada Corporation**

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

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.
SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07-11-08

The Gerald Treichel Revocable Living Trust Dated June 15, 1996
Gerald Treichel
Gerald Treichel, Trustee

State of Nevada

}
} ss.

County of Clark

This instrument was acknowledged before me on April 29, 2008

by: ~~George Treichel~~ Gerald Treichel

Signature:

[Signature]
Notary Public



ASSESSOR'S

**Exhibit A
LEGAL DESCRIPTION**

File Number: 277572

PARCEL I:

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 Three (3) as shown by map thereof in File 55 of Parcel Maps, Page 63, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

An easement for ingress and egress over a portion of Lot Two (2) as dedicated and delineated on said map.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-03-602-002
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	Page _____
Date of Recording	_____
Notes	_____

2. Type of Property

- | | |
|---|--|
| a) ☐ Vacant Land | b) ☒ Single Family Residence |
| c) ☐ Condo/Twnhse | d) ☐ 2-4 Plex |
| e) ☐ Apartment Bldg. | f) ☐ Commercial/Industrial |
| g) ☐ Agricultural | h) ☐ Mobile Home |
| i) ☐ Other _____ | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____

Real Property Transfer Tax Due: _____

\$400,000.00

\$400,000.00

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 information provided herein. Furthermore, the 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: _____

Gerald Treichel, Trustee

WIT BRO INC.

Capacity: _____

Grantor

Signature: _____

Scott Ashjian

by S R Carter Agent

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Gerald Treichel
Address: 3733 BRADLEY
City/State/Zip: LAS VEGAS, NV. 89130

BUYER (GRANTEE) INFORMATION

Print Name: WIT BRO INC.
Address: 6971 W. RED COACH
City/State/Zip: LAS VEGAS, NV. 89108

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 277572-RA
Address: 714 East Sahara
City: Las Vegas State: NV Zip: 89104

3708

GRANT, BARGAIN AND SALE DEED

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

GERALD TREICHEL, an unmarried man
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
GERALD TREICHEL TRUSTEE OF THE GERALD TREICHEL REVOCABLE
LIVING TRUST DATED JUNE 15, 1996.

that property in Clark County, Nevada,
described as:

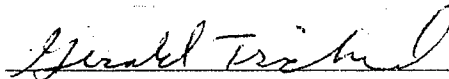
THAT PORTION OF THE SE 1/4 OF THE NE 1/4 IN SECTION 3
TOWNSHIP 20 SOUTH, RANGE 60 EAST DESCRIBED AS FOLLOWS:

Lot 3 or parcel map file 55, page 63 as recorded with
the Clark County Recorder's Office; more commonly known
as 6971 Red Coach Ave., Las Vegas, Nevada

Parcel No. 270-680-027

Dated April 23, 1998

GERALD TREICHEL



STATE OF NEVADA

COUNTY OF CLARK

On April 28, 1998 before me, the
undersigned, a Notary Public in and for said State, personally appeared

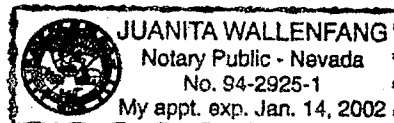
Gerald Treichel

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name



(This area for official notarial seal)

APN Map



Separator Sheet

File 55 Page 63

PARCEL
FILE 55
PG 63

PARCEL MAP

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 60 EAST, N.D.M.

PORITION OF SE 1/4 NE 1/4

CLARK COUNTY NEVADA

FOR

GERRARD V. TRECHSEL & ALBERT A. TRECHSEL

JUAN L. SMITH, RECORDER

FILED 08-29-87 AT 15:08

MAY 25 PAGE 63

OF PARCELS MADE

OFFICIAL RECORDS BOOK NO

CLARK COUNTY, NEVADA

SEEK AT THE REQUEST OF

PROBATE & MORTUARY

NO 00744

Wk 88-8-87

South 00° 32'37" West, the centerline of Bldg Street, as shown on Parcel Map File 18, Page 42, Clark County Nevada Records.

BASIS OF BEARINGS

This is to certify that zoning administrator, Clark County, Nevada, on the _____ day of _____, 1986, did approve for dedication or purposes of _____ with the terms of the offer of dedication per NRS 278.010 thru 278.030 with public, that map and any parcel of land offered for dedication for public use in conformity with the terms of the offer of dedication per NRS 278.010 thru 278.030.

Donna L. Smith
 4/1/86
 CLARK COUNTY
 Zoning Administrator

APPROVAL

My commission expires on _____
88-88-8

NOTARY PUBLIC IN AND FOR THE STATE OF NEVADA
[Signature]

EXPIRATION DATE: 06/30/97
1. NAME OF HOLDER
2. EXPIRATION DATE
3. NOTARY SEAL NUMBER

On this 18th day of September, 1987, David V. Trinkel appeared before me, a notary public, and acknowledged to me that they executed the foregoing instrument.

COUNTY OF CLARK SS.
STATE OF NEVADA

ACKNOWLEDGEMENT

[illegible]

~~OWNER'S CERTIFICATE AND DEDICATION~~

1. Robert A. Schultz, a registered land surveyor in the state of Nevada, certifies that:

2. This is a true and accurate representation of the lands surveyed under my monumentation of the balance of Edward V. Trechsel and Judith A. Trechsel.

3. The said survey was within Section 3 Township 20 South, Range 6 East, M.D.M., Clark County, Nevada, and the survey was completed on May 20, 1987.

4. This plat complies with applicable state statutes and my local ordinances.

5. The monuments are of the character shown and comply with the sections indicated

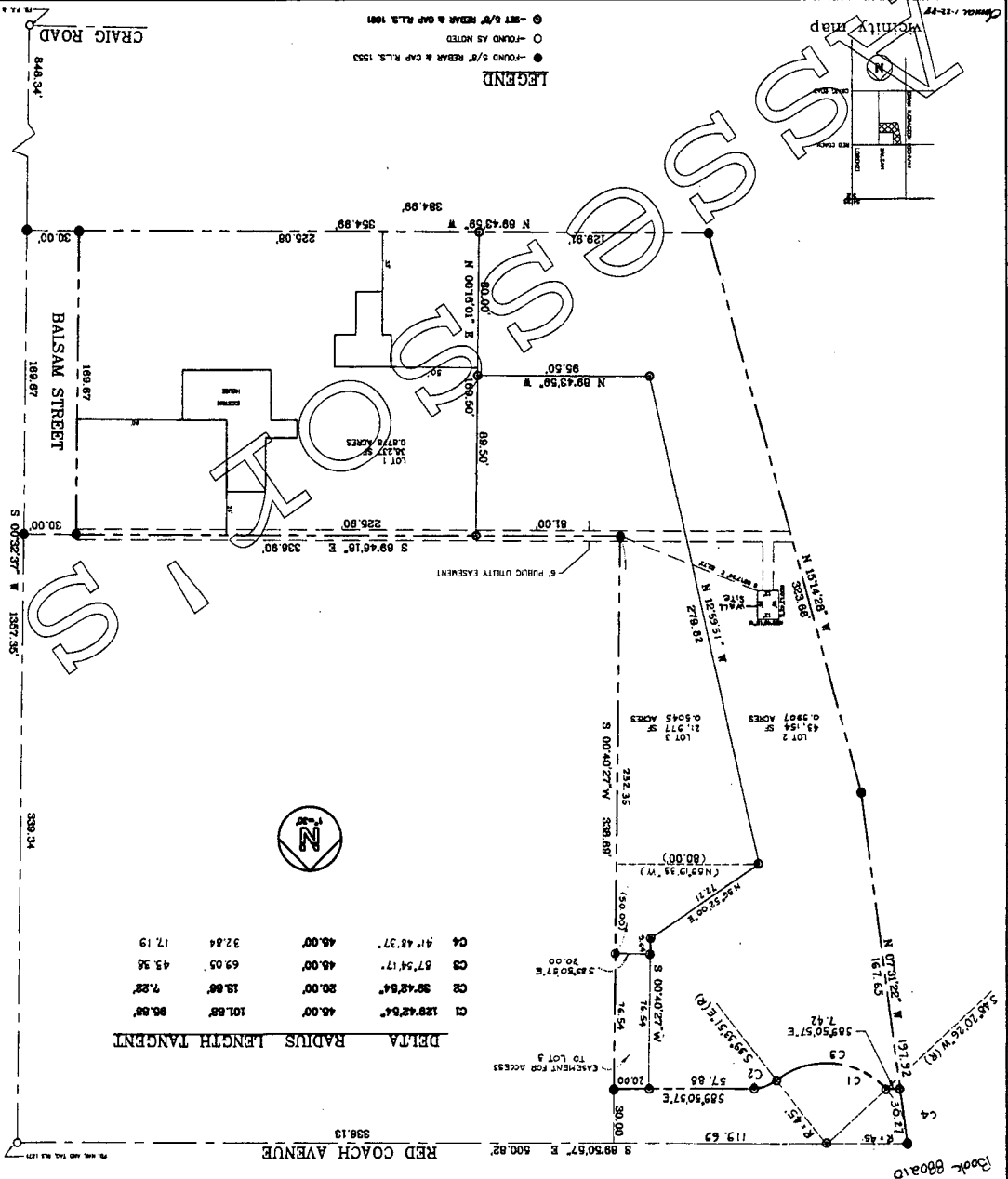
Robert A. Schultz
Registered Land Surveyor
Nevada Certificate No. 1661

CLARK COUNTY, NEVADA

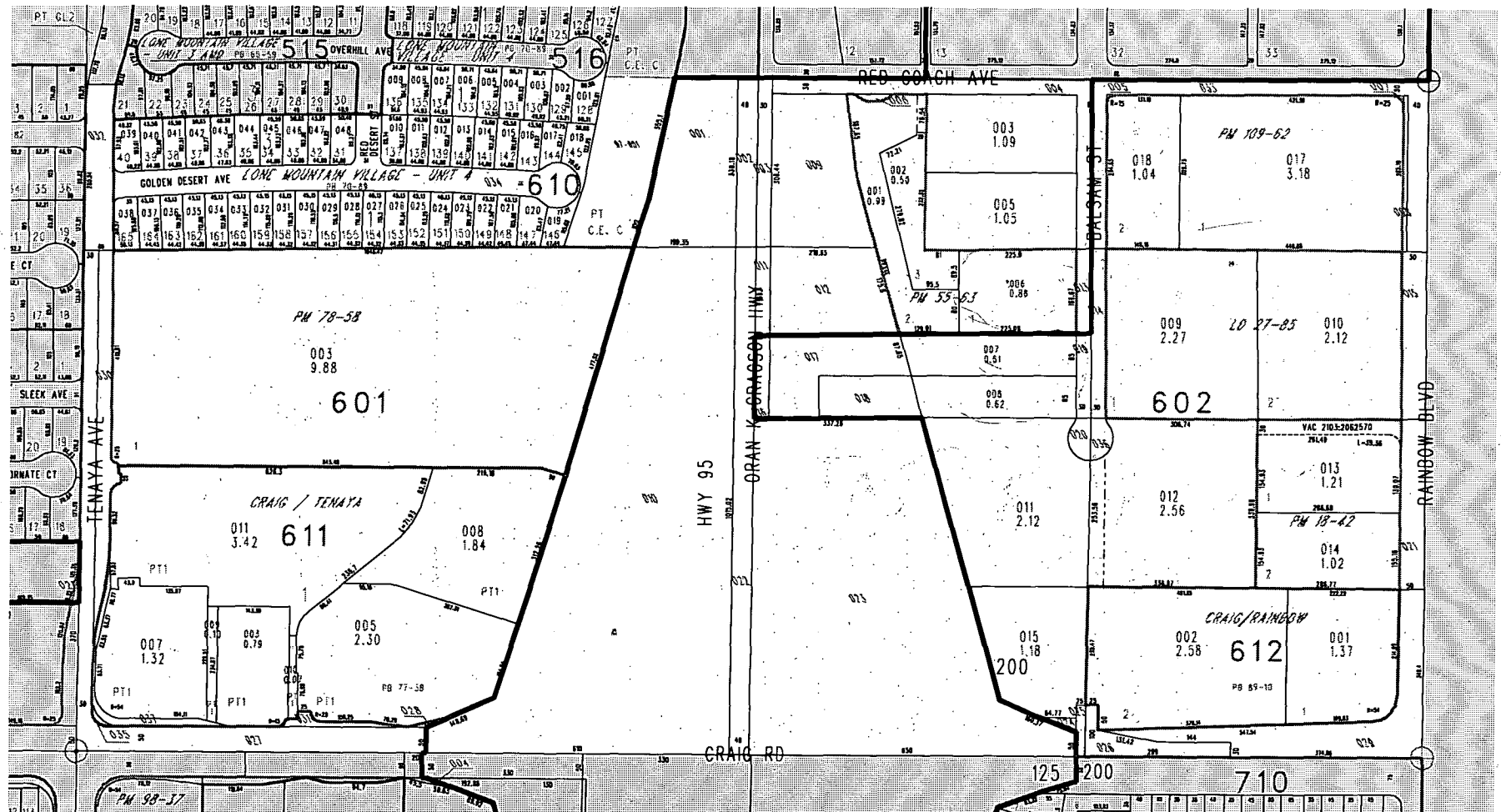
SURVEYOR'S CERTIFICATE

DELTA	RADIUS	LENGTH	TANGENT
128.428264	48.00	101.88	88.88
39.428264	20.00	13.88	7.22
87.5417	48.00	69.05	43.38
41.48137	48.00	32.84	17.19

DELTA RADIUS LENGTH TANGENT



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. 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. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND PARCEL BOUNDARY 001 SUBD BOUNDARY 1.00 ROAD EASEMENT 202 PW/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER GL5	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E R59E R60E R61E 126 125 124 137 138 139 164 163 162	03 4 5 6 7 8 1 2 3 4 5 6 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	S 2 NE 4 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	138-03-6
		PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER	001 1.00 202 PB 75-45 5 5 GL5	Scale: 1"=200' Rev: 01/04/08			



ANX-28049 TAX DIST 125,200
06/26/08 PC

Comments



Separator Sheet

**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: THE GERALD TREICHEL REVOCABLE LIVING TRUST				
FILE NUMBER: ANX-28049				

Please provide your comments regarding the subject Annexation Petition to Annex property at 6971 West Red Coach Avenue, containing approximately 0.50 acres (APN 138-03-602-002), 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:	THE GERALD TREICHEL REVOCABLE LIVING TRUST	
FILE NUMBER:	ANX-28049	

Please provide your comments regarding the subject Annexation Petition to Annex property at 6971 West Red Coach Avenue, containing approximately 0.50 acres (APN 138-03-602-002), Ward 4 (Brown)

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PLEASE RETURN BY:

MAY 27, 2008

PLANNING COMMISSION MEETING:

JUNE 26, 2008

ATTACHMENT:

Location map

(Revised 3/02)

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. Riecki, Survey (FM, PM, & A's only)
Date: May 23, 2008
Re: **ANX-28049** Gerald Treichel Revocable Living Trust 6971 West Red Coach Avenue
Request for a Petition of Annexation

COMMENTS:

We have no objection to the Petition of Annexation for property located at 6971 West Red Coach Avenue, containing approximately 0.50 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.



Debbie Conway
Clark County Recorder

CUSTOMER RECEIPT - RECORDING SERVICES

INTER OFFICE

Receipt Number: T20080306534
Date/Time: 12/11/2008 09:05:48
Method Received: QUEUE
Clerk: BRT
Customer Name: LAS VEGAS CITY

Document Information

<u>Doc Number</u>	<u>Doc Type</u>	<u>Copy Fee</u>	<u>Recording Fee</u>	<u>RPTT</u>	<u>TOTAL</u>
200812110001229	Ordinance	\$ 0.00	\$19.00	\$0.00	\$19.00

Payment Information

<u>Method of Payment</u>	<u>Payment Control ID</u>	<u>Authorized Agent</u>	<u>Amount</u>
Cash			\$20.00

Amount Paid:	\$20.00
Less Amount Due:	\$19.00
Change Due:	\$1.00