

(9)

Inst #: 20161107-0000963
Fees: \$25.00
N/C Fee: \$0.00
11/07/2016 09:50:36 AM
Receipt #: 2922707
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: RIVASR Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 13804114001 (see attached)

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

BILL NO. 2016-56

ORDINANCE NO. 6556

ANX-60805

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney, City of Las Vegas, Department of Planning

RETURN TO: Name Carman Burney
Address 333 North Rancho Drive, 3rd Floor
City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____
Address _____
City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

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13804114020

1
2
3
4 **CERTIFIED AS A TRUE COPY**
5 *LuAnn D. Holmes*
6 **LuAnn D. Holmes, City Clerk**
7 **City of Las Vegas** 7 pgs.
8 11/3/16

8 **BILL NO. 2016-56**

9 **ORDINANCE NO. 6556**

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
11 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
12 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
OTHER RELATED MATTERS. (ANX-60805)

13 Sponsored by: Councilman Stavros S. Anthony

Summary: Annexes property described as
generally located at the northwest corner of
West Red Coach Avenue and Al Carrison
Street.

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

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

21 That portion of the Northwest (NW 1/4) of the Northwest Quarter (NW 1/4) of
22 Section 4, Township 20 South, Range 60 East, M.D.M., of Clark County Nevada,
23 being Lot 1 through Lot 5 and Lot 16 through Lot 20 of ROSEWOOD subdivision
24 as shown on Book 146 of Plats, Page 70 of Clark County, Nevada records, together
with the adjoining 30.00 foot half street right of way of Al Carrison Street and
together with the adjoining 30.00 foot half street right of way of Red Coach
Avenue described as follows:

25 COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the

1 Northwest Quarter (NW 1/4) of said Section 4, said corner also being the centerline
2 intersection of Red Coach Avenue (half street 30.00 feet wide) and Durango Drive
3 (half street 50.00 feet wide); thence along the south line of said Northwest Quarter
4 (NW 1/4) of Northwest Quarter (NW 1/4) and the centerline of said Red Coach
5 Avenue, South 88°15'42" East 1034.73 feet to the Point of Beginning; thence
6 departing said south line and said centerline North 00°04'17" West 30.01 feet to the
7 north line of said Red Coach Avenue at the southwest corner of Lot 20 of said
8 ROSEWOOD subdivision; thence along the west line of said ROSEWOOD
9 subdivision, North 00°04'17" West 620.31 feet to the northwest corner of Lot 16 of
10 said ROSEWOOD subdivision; thence; along said north line of said Lot 16,
11 South 88°15'42" East 158.08 feet to the west line of Lot 5 of said ROSEWOOD
12 subdivision; thence along the west line of said Lot 5, North 00°04'17" West 3.45
13 feet to the northwest corner of said Lot 5; thence along the north line of said Lot 5,
14 South 88°15'42" East 157.74 feet to the northeast corner of said Lot 5 at the west
15 right of way line of said Al Carrison Street; thence continuing
16 South 88°15'42" East 30.03 feet to the centerline of said Al Carrison Street; thence
17 along the centerline of said Al Carrison Street, South 00°00'32" West 653.74 feet to
18 the centerline intersection with the centerline of said Red Coach Avenue at the
19 south line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4);
20 thence along the centerline of said Red coach Avenue and said south line,
21 North 88°15'42" West 344.93 feet to the Point of Beginning.

12 BASIS OF BEARINGS: North 00°18'45" West, being the west line of the
13 Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4,
14 Township 20 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page
15 70 of Clark County Nevada Records.

15 Prepared by:
16 Brian Yu, PLS
17 City of Las Vegas
18 Dept. of Operations and Maintenance
19 Right-of-Way
20 333 N. Rancho Drive, 8th Floor
21 Las Vegas, NV 89106
22 byu@lasvegasnevada.gov

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

21 A. The area to be annexed was contiguous to the City's boundaries at the time
22 the annexation proceedings were instituted;

23 B. More than one-eighth (1/8) of the aggregate external boundaries of the
24 area are contiguous to the City;

25 C. The territory proposed to be annexed is not included within the boundaries

1 of another incorporated city or within the boundaries of any unincorporated town as those
2 boundaries existed as of July 1, 1983;

3 D. The City is eligible to annex the described territory because the present or
4 previous landowners have signed a petition constituting one hundred percent (100%) of the owners
5 of record of individual lots or parcels of land within the annexation area.

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

23 SECTION 4: The annexation of the described territory shall become effective
24 on the 9th day of November, 2016, and on that date the City will have the funds appropriated in
25 sufficient amount to finance the extension into the described territory of police protection, fire

1 protection, street maintenance, street sweeping, and street lighting maintenance.

2 SECTION 5: The described territory, together with the inhabitants and property
3 thereof, shall, from and after the 9th day of November, 2016, be subject to all debts, laws,
4 ordinances and regulations in force in the City and shall be entitled to the same privileges and
5 benefits as other parts of the City, and shall be subject to municipal taxes levied by the City.

6 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
7 accurate map or plat of the described territory and to record the map or plat, together with a
8 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
9 which recording shall be done prior to the 9th day of November, 2016.

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

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

21 ...

22 ...

23 ...

24 ...

25 ...

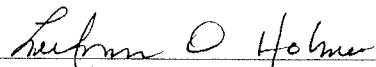
1 SECTION 9: All ordinances or parts of ordinances or sections, subsections,
2 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
3 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 2nd day of November,
5 2016.

6 APPROVED:

7 By 
8 CAROLYN G. GOODMAN, Mayor

9 ATTEST:

10 
11 LUANN D. HOLMES, MMC
12 City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 8-3-16
14 Val Steed, Date
15 Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 17th day of August, 2016, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 2nd day of November,
4 2016, 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 Tarkanian, Ross, Barlow,
8 Anthony, Coffin and Beers

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

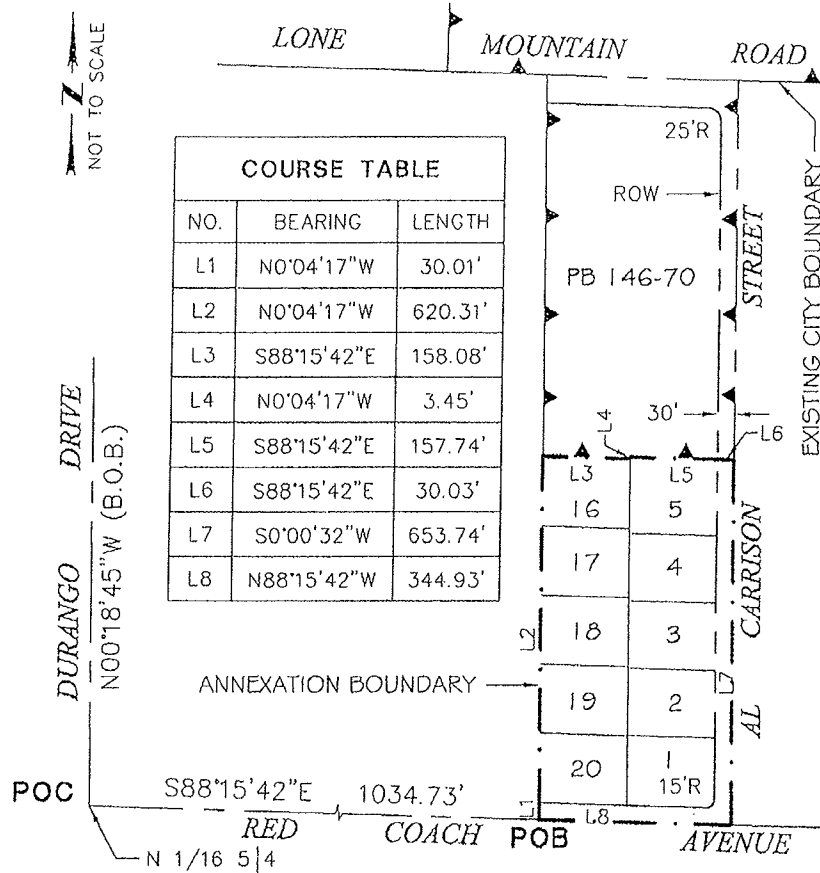
12
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk

PORTION OF THE NW 1/4 NW 1/4 SECTION 4, T20S, R60E, M.D.M.



ANNEXATION AREA = 225,148 S.F. OR 5.169 AC

ANX-60805

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. **6556**

THE MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON BOOK 146 OF PLATS, PAGE 70 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION

DATE: AUGUST/2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-60805

NORTH OF RED COACH AVENUE
WEST OF AL CARRISON STREET

8/26/15 F:\PW_DEPARTMENT\SOS\PROJ\RIGHT-OF-WAY\RW PLATS\ANX-60805.DWG



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-60805

Jerrold B & Sherry L. Housefeld, ET AL

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT DOES HAVE AN EFFECT

DEPARTMENT

CITY MANAGER REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

I N T E R - O F F I C E M E M O R A N D U M

07/22/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-60805	COPIES TO: File

ANX-60805 - ANNEXATION - APPLICANT: CITY OF LAS VEGAS - OWNER: JERROLD B. & SHERRY L. HOUSFELD, ET AL - For possible action on a Petition to Annex 5.16 acres at northwest corner of West Red Coach Avenue and Al Carrison Street (Multiple APNs), Ward 4 (Anthony).

The following dates are proposed:

Introduction by City Council: August 17, 2016
Recommending Committee: September 6, 2016
City Council Final Reading: September 21, 2016
Effective Date/Recordation of Ordinance: November 9, 2016

Location: Northwest corner of Red Coach Avenue and Al Carrison Street

Acreage: 5.16

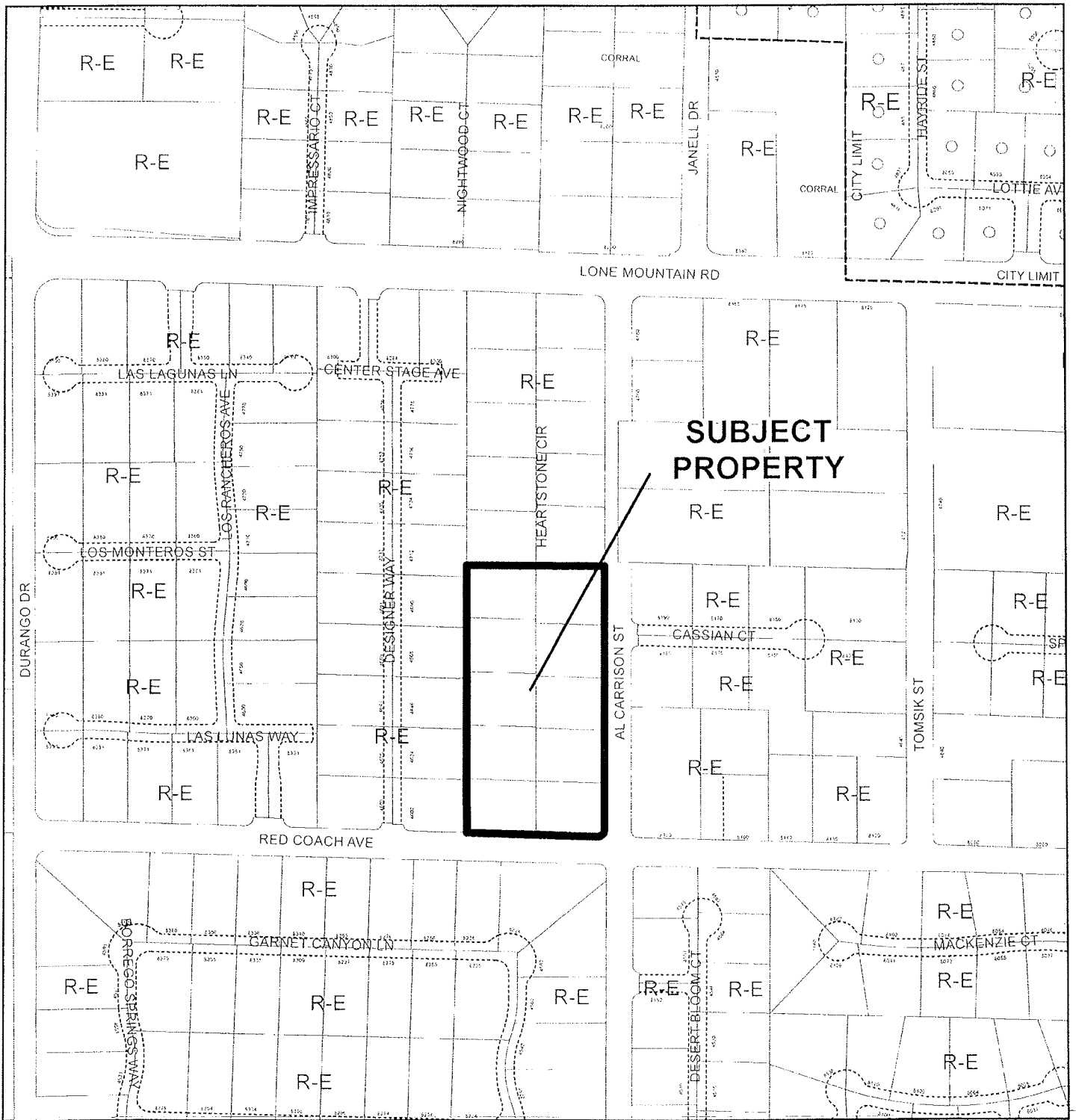
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

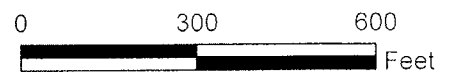
Existing Use: Single Family Residential

Proposed City of Las Vegas Land Use: RNP (Rural Neighborhood Preservation)

Proposed City of Las Vegas Zoning: R-E (Residence Estates)



CASE: ANX-60805



EXPLANATION

This legal description describes a parcel of land generally located north of Red Coach Avenue and west of Al Carrison Street for annexation purposes.

LEGAL DESCRIPTION

That portion of the Northwest (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East, M.D.M., of Clark County Nevada, being Lot 1 through Lot 5 and Lot 16 through Lot 20 of ROSEWOOD subdivision as shown on Book 146 of Plats, Page 70 of Clark County, Nevada records, together with the adjoining 30.00 foot half street right of way of Al Carrison Street and together with the adjoining 30.00 foot half street right of way of Red Coach Avenue described as follows:

COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 4, said corner also being the centerline intersection of Red Coach Avenue (half street 30.00 feet wide) and Durango Drive (half street 50.00 feet wide); thence along the south line of said Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) and the centerline of said Red Coach Avenue, South $88^{\circ}15'42''$ East 1034.73 feet to the Point of Beginning; thence departing said south line and said centerline North $00^{\circ}04'17''$ West 30.01 feet to the north line of said Red Coach Avenue at the southwest corner of Lot 20 of said ROSEWOOD subdivision; thence along the west line of said ROSEWOOD subdivision, North $00^{\circ}04'17''$ West 620.31 feet to the northwest corner of Lot 16 of said ROSEWOOD subdivision; thence; along said north line of said Lot 16, South $88^{\circ}15'42''$ East 158.08 feet to the west line of Lot 5 of said ROSEWOOD subdivision; thence along the west line of said Lot 5, North $00^{\circ}04'17''$ West 3.45 feet to the northwest corner of said Lot 5; thence along the north line of said Lot 5, South $88^{\circ}15'42''$ East 157.74 feet to the northeast corner of said Lot 5 at the west right of way line of said Al Carrison Street; thence continuing South $88^{\circ}15'42''$ East 30.03 feet to the centerline of said Al Carrison Street; thence along the centerline of said Al Carrison Street, South $00^{\circ}00'32''$ West 653.74 feet to the centerline intersection with the centerline of said Red Coach Avenue at the south line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); thence along the centerline of said Red coach Avenue and said south line, North $88^{\circ}15'42''$ West 344.93 feet to the Point of Beginning.

The above described parcel of land contains an area of 5.169 ac. more or less.

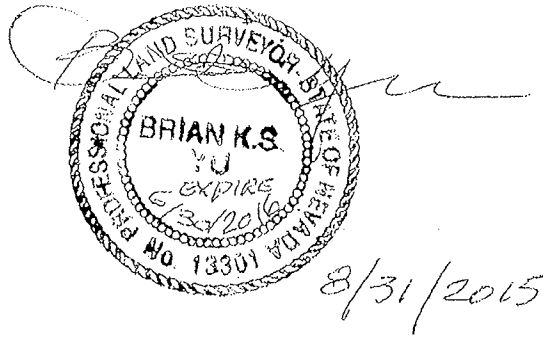
BASIS OF BEARINGS: North $00^{\circ}18'45''$ West, being the west line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page 70 of Clark County Nevada Records.

The MAP EXHIBIT accompanying this legal description is attached hereto and made a part thereof.

END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenance
Right-of-Way
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-60805



4

Inst #: 201401060002143

Fees: \$20.00

N/C Fee: \$0.00

01/06/2014 03:22:46 PM

Receipt #: 1892781

Requestor:

CITY OF LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 138-04-102-002

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

Petition for Annexation

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

138-04-102-002

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

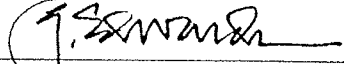
The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

1 parcel (approximately 10.54 acre(s)) located at RED COACH AVENUE AND AL CARRISON STREET, a proposed 20 SINGLE FAMILY DWELLINGS - APN# 138-04-102-002

Number of Acres to be Annexed: 10.54

General Location of Annexation Area: RED COACH AVENUE AND AL CARRISON STREET

Respectfully submitted,

Signature: 
PN II, INC. - Quincy Edwards

Name (Print): PN II, INC.

Address: 8345 W. SUNSET ROAD

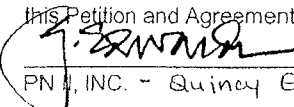
LAS VEGAS, NEVADA 89113

Telephone: _____

AGREEMENT

We, the Petitioners requesting annexation into the City of Las Vegas, offer this Petition for Annexation as consideration for the furnishing of sewer services by the City of Las Vegas to our property, as described above. We understand that the City will not undertake the actual annexation process until our property meets the requirements outlined in NRS 268.570 through 268.608.

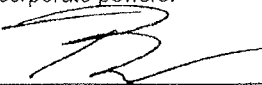
We intend this Petition and Agreement to be for the express benefit of the above-described property. We intend this Petition and Agreement to be binding against ourselves, our heirs and our assigns upon furnishment of said sewer services. We intend that subsequent purchasers of the above-described property be put on notice of this covenant running with the land, and, for that purpose hereby consent that this Petition and Agreement shall be recorded.



PN I, INC. - Quincy Edwards

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP of LAND-SONEW of the Corporation named as Owner in the foregoing
Agreement; and that QUILCY, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SONEW of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

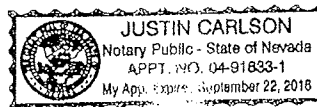
RYAN T. BREEN

Printed Name of Witness

STATE OF Nevada)
COUNTY OF clark) ss.

On this 26 day of September, 20 13, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice President of Land,
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK

4

Inst #: 201401060002142
Fees: \$20.00
N/C Fee: \$0.00
01/06/2014 03:22:46 PM
Receipt #: 1892781
Requestor:
CITY OF LAS VEGAS
Recorded By: ANI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 138-04-102-002

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Sewer Connection Agreement

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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138-04-102-002

Approved by City Council: 11/10/13

SEWER CONNECTION AGREEMENT

THIS SEWER CONNECTION AGREEMENT (the "Agreement" herein), made and entered into this 10th day of November, 2013, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "City"), and PN II, INC., 8345 W. SUNSET ROAD, LAS VEGAS, NEVADA 89113 hereinafter referred to as "Owner").

WITNESSETH

WHEREAS, the City is able to furnish sewer service to the following described real property which is owned by the Owner and is situated outside the corporate boundaries of the City, to-wit:

1 parcel(s), (totaling approximately 10.54 acres), consisting of a **PROPOSED** 20 SINGLE FAMILY DWELLINGS, located at RED COACH AVENUE AND AL CARRISON STREET (APN 138-04-102-002).

WHEREAS, the Owner has applied to the City to connect said described real property to the City's sewage collection system, and the City is willing to do so;

NOW, THEREFORE, for and in consideration of the Owner's agreeing to pay the sum of To be determined at time of connection (the "Connection Fee" herein), the City hereby agrees that the Owner may connect a sewer line from said described real property to an extension of the City's sewage collection system at the point which is the nearest and most practical with respect to said real property. The Connection Fee shall be paid prior to the approval of construction plans by the City of Las Vegas.

It is understood and agreed that the Owner shall cause all necessary connecting lines to the existing sewer to be installed at his sole cost and expense, all in conformity with the laws of the City.

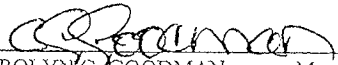
It is further understood and agreed that the Owner shall pay an annual sewer service charge in the amount of the then prevailing annual sewer service charge which applies to property which is situated within the corporate boundaries of the City and devoted to the same type of use. The first such annual payment shall be made upon

the connection of said described real property to the City's sewage collection system, and each subsequent annual payment shall be made each anniversary of such connection.

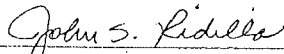
This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

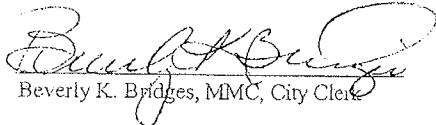
CITY OF LAS VEGAS


CAROLYN G. GOODMAN, Mayor

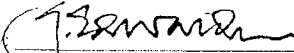
ATTEST:


Approved as to form: City Attorney's Office

John S. Ridilla
Deputy City Attorney


Beverly K. Bridges, MMC, City Clerk

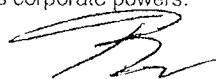
PN II, INC.

By 
Quincy Edwards, THE OWNER

8345 W. SUNSET ROAD
LAS VEGAS, NEVADA 89113

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VPOE LAND-SONEU of the Corporation named as Owner in the foregoing
Agreement; and that QUISET, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SONEU of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness

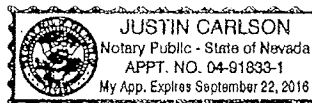
RYAN T. BREEN

Printed Name of Witness

STATE OF Nevada)
COUNTY OF clark) ss.

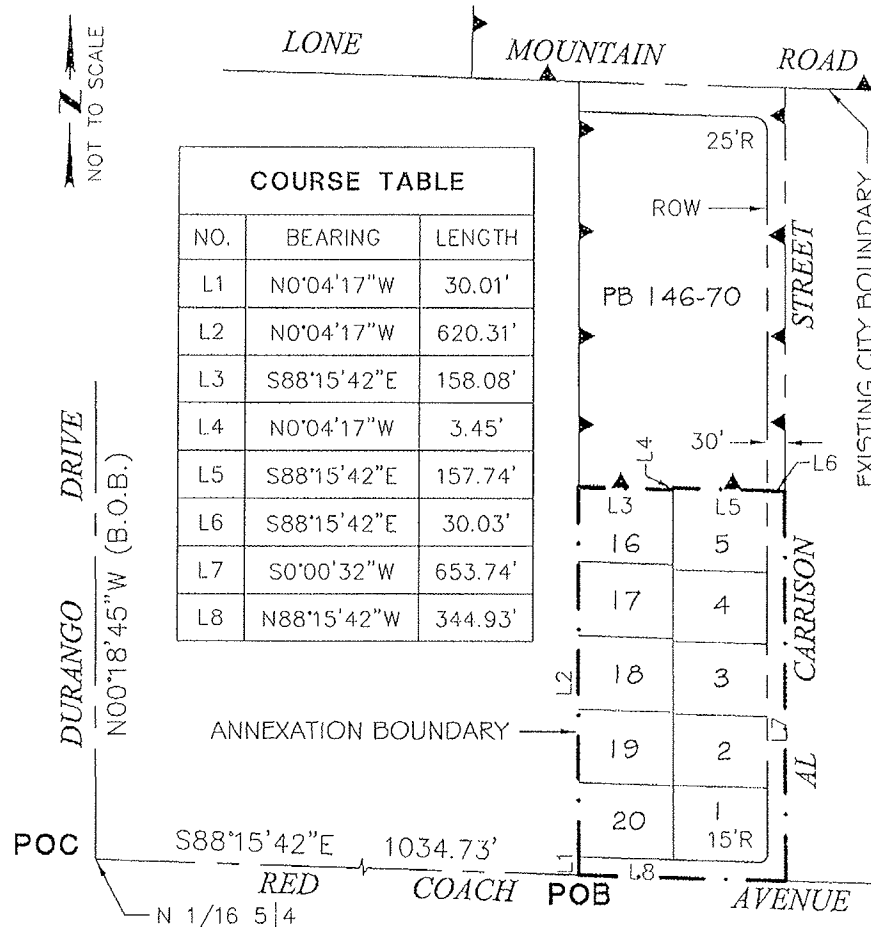
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vice President of Land
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.

Justin Carlson
NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK

PORTION OF THE NW 1/4 NW 1/4 SECTION 4, T20S, R60E, M.D.M.



ANNEXATION AREA = 225,148 S.F. OR 5.169 AC

ANX-60805

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

THE MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON BOOK 146 OF PLATS, PAGE 70 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATIONS AND MAINTENANCE

RIGHT-OF-WAY SECTION

DATE: AUGUST/2015 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-60805

NORTH OF RED COACH AVENUE
WEST OF AL CARRISON STREET





ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-60805

Jerrold B. & Sherry L. Housefeld, Et Al

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEAPRTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT DOES HAVE AN EFFECT
DEPARTMENT	

CITY MANAGER REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

- ☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

I N T E R - O F F I C E M E M O R A N D U M

August 31, 2015

TO: Val Steed City Attorney's Office	FROM: Planning Department Yorgo Kagafas, AICP Case Planning x6196
SUBJECT: ANX-60805	COPIES TO: File

*****Sewer Annexation Prior to new Nevada Annexation Law*****

ANX-60805 - ANNEXATION - APPLICANT: CITY OF LAS VEGAS - OWNER: JERROLD B. & SHERRY L. HOUSFELD, ET AL - For possible action on a Petition to Annex 4.42 acres at northwest corner of West Red Coach Avenue and Al Carrison Street (Multiple APNs), Ward 4 (Anthony).

Staff proposes the following dates:

1st Reading by City Council: **March 16, 2016**

Recommendation: **April 4, 2016**

2nd Reading By City Council: **April 6, 2016**

City Council Final: **April 20, 2016**

Effective Date/Recordation of Ordinance: **April 28, 2016**

Location: Northwest corner of West Red Coach Avenue and Al Carrison Street

Acreage: 5.16

County Zoning: R-E (Rural Estates Residential District)

Existing Use: Single Family, Detached (approved/under construction)

Proposed CLV Land Use: RN (Rural Neighborhood Preservation)

Proposed CLV Zoning: R-E (Residence Estates)

*****ANX-58976 Must Record First*****

Proposed Dates take this into account

EXPLANATION

This legal description describes a parcel of land generally located north of Red Coach Avenue and west of Al Carrison Street for annexation purposes.

LEGAL DESCRIPTION

That portion of the Northwest (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East, M.D.M., of Clark County Nevada, being Lot 1 through Lot 5 and Lot 16 through Lot 20 of ROSEWOOD subdivision as shown on Book 146 of Plats, Page 70 of Clark County, Nevada records, together with the adjoining 30.00 foot half street right of way of Al Carrison Street and together with the adjoining 30.00 foot half street right of way of Red Coach Avenue described as follows:

COMMENCING at the southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 4, said corner also being the centerline intersection of Red Coach Avenue (half street 30.00 feet wide) and Durango Drive (half street 50.00 feet wide); thence along the south line of said Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) and the centerline of said Red Coach Avenue, South 88°15'42" East 1034.73 feet to the Point of Beginning; thence departing said south line and said centerline North 00°04'17" West 30.01 feet to the north line of said Red Coach Avenue at the southwest corner of Lot 20 of said ROSEWOOD subdivision; thence along the west line of said ROSEWOOD subdivision, North 00°04'17" West 620.31 feet to the northwest corner of Lot 16 of said ROSEWOOD subdivision; thence; along said north line of said Lot 16, South 88°15'42" East 158.08 feet to the west line of Lot 5 of said ROSEWOOD subdivision; thence along the west line of said Lot 5, North 00°04'17" West 3.45 feet to the northwest corner of said Lot 5; thence along the north line of said Lot 5, South 88°15'42" East 157.74 feet to the northeast corner of said Lot 5 at the west right of way line of said Al Carrison Street; thence continuing South 88°15'42" East 30.03 feet to the centerline of said Al Carrison Street; thence along the centerline of said Al Carrison Street, South 00°00'32" West 653.74 feet to the centerline intersection with the centerline of said Red Coach Avenue at the south line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); thence along the centerline of said Red coach Avenue and said south line, North 88°15'42" West 344.93 feet to the Point of Beginning.

The above described parcel of land contains an area of 5.169 ac. more or less.

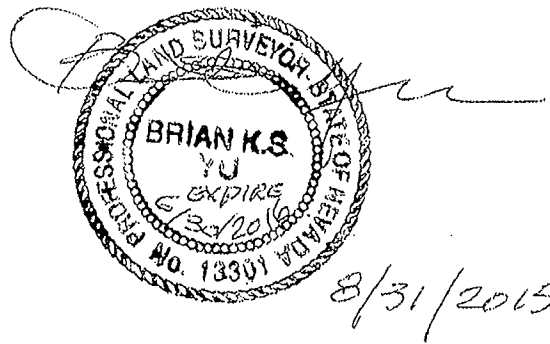
BASIS OF BEARINGS: North 00°18'45" West, being the west line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 20 South, Range 60 East M.D.M., as shown on Book 146 of Plats, Page 70 of Clark County Nevada Records.

The MAP EXHIBIT accompanying this legal description is attached hereto and made a part thereof.

END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenance
Right-of-Way
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-60805



4

Inst #: 201401060002143
Fees: \$20.00
N/C Fee: \$0.00
01/06/2014 03:22:46 PM
Receipt #: 1892781
Requestor:
CITY OF LAS VEGAS
Recorded By: ANI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 138-04-102-002

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/ownr.htm>

Petition for Annexation

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

138-04-102-002

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

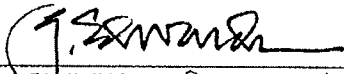
The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

1 parcel (approximately 10.54 acre(s)) located at RED COACH AVENUE AND AL CARRISON STREET, a proposed 20 SINGLE FAMILY DWELLINGS - APN# 138-04-102-002

Number of Acres to be Annexed: 10.54

General Location of Annexation Area: RED COACH AVENUE AND AL CARRISON STREET

Respectfully submitted,

Signature: 
PN II, INC. - Quincy Edwards

Name (Print): PN II, INC.

Address: 8345 W. SUNSET ROAD

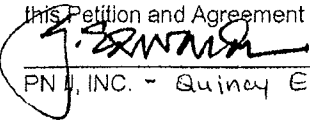
LAS VEGAS, NEVADA 89113

Telephone: _____

AGREEMENT

We, the Petitioners requesting annexation into the City of Las Vegas, offer this Petition for Annexation as consideration for the furnishing of sewer services by the City of Las Vegas to our property, as described above. We understand that the City will not undertake the actual annexation process until our property meets the requirements outlined in NRS 268.570 through 268.608.

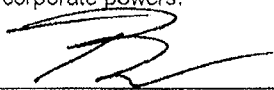
We intend this Petition and Agreement to be for the express benefit of the above-described property. We intend this Petition and Agreement to be binding against ourselves, our heirs and our assigns upon furnishment of said sewer services. We intend that subsequent purchasers of the above-described property be put on notice of this covenant running with the land, and, for that purpose hereby consent that this Petition and Agreement shall be recorded.



PN I, INC. - Quincy Edwards

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP of LAND-SONSEU of the Corporation named as Owner in the foregoing
Agreement; and that QUICK, who signed said Agreement on behalf of the Owner
was then a (the) DIRECTOR OF LAND-SONSEU of the said Corporation;
that said Agreement was duly signed for and in behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.



Witness
RYAN T. BREEN

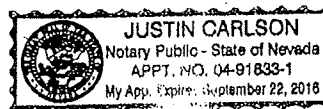
Printed Name of Witness

STATE OF Nevada)
COUNTY OF clark) ss.

On this 26 day of September, 20 13, before me
personally appeared Ryan Breen, known or proved to me to be the
person who executed the above instrument, who acknowledged that he is a (the)
vice President of Land,
the company named as Owner above, and that he executed the foregoing instrument on
behalf of said company for the purposes therein stated.



NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE



DO NOT SIGN IN THE 1" MARGINS AND USE BLACK INK

4

Inst #: 201401060002142

Fees: \$20.00

N/C Fee: \$0.00

01/06/2014 03:22:46 PM

Receipt #: 1892781

Requestor:

CITY OF LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

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Sewer Connection Agreement

HANSEN #50426

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

LOCATION: Red Coach Avenue and Al Carrison Street

Recording requested by:

CITY OF LAS VEGAS - BUILDING & SAFETY

Return to:

Name CITY OF LAS VEGAS .

Address 333 N RANCHO DRIVE

City/State/Zip LAS VEGAS, NEVADA 89106

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138-04-102-002

Approved by City Council: 11/10/13

SEWER CONNECTION AGREEMENT

THIS SEWER CONNECTION AGREEMENT (the "Agreement" herein), made and entered into this 10th day of November, 2013, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "City"), and PN II, INC., 8345 W. SUNSET ROAD, LAS VEGAS, NEVADA 89113, hereinafter referred to as "Owner").

WITNESSETH

WHEREAS, the City is able to furnish sewer service to the following described real property which is owned by the Owner and is situated outside the corporate boundaries of the City, to-wit:

1 parcel(s), (totaling approximately 10.54 acres), consisting of
a **PROPOSED** 20 SINGLE FAMILY DWELLINGS, located at
RED COACH AVENUE AND AL CARRISON STREET
(APN 138-04-102-002).

WHEREAS, the Owner has applied to the City to connect said described real property to the City's sewage collection system, and the City is willing to do so;

NOW, THEREFORE, for and in consideration of the Owner's agreeing to pay the sum of To be determined at time of connection (the "Connection Fee" herein), the City hereby agrees that the Owner may connect a sewer line from said described real property to an extension of the City's sewage collection system at the point which is the nearest and most practical with respect to said real property. The Connection Fee shall be paid prior to the approval of construction plans by the City of Las Vegas.

It is understood and agreed that the Owner shall cause all necessary connecting lines to the existing sewer to be installed at his sole cost and expense, all in conformity with the laws of the City.

It is further understood and agreed that the Owner shall pay an annual sewer service charge in the amount of the then prevailing annual sewer service charge which applies to property which is situated within the corporate boundaries of the City and devoted to the same type of use. The first such annual payment shall be made upon

the connection of said described real property to the City's sewage collection system, and each subsequent annual payment shall be made each anniversary of such connection.

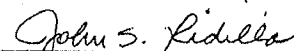
This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

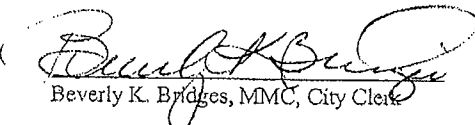
CITY OF LAS VEGAS


CAROLYN G. GOODMAN, Mayor

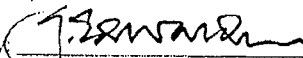
ATTEST:


Approved as to form: City Attorney's Office

John S. Ridilla
Deputy City Attorney


Beverly K. Bridges, MMC, City Clerk

PN II, INC.

By 
Quincy Edwards - THE OWNER

8345 W. SUNSET ROAD
LAS VEGAS, NEVADA 89113

CERTIFICATE

I, RYAN T. BREEN, certify that I am a (the)
VP OF LAND-SONEX of the Corporation named as Owner in the foregoing
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that said Agreement was duly signed for and in behalf of said Corporation by authority of its
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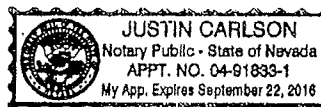
RYAN T. BREEN

Printed Name of Witness

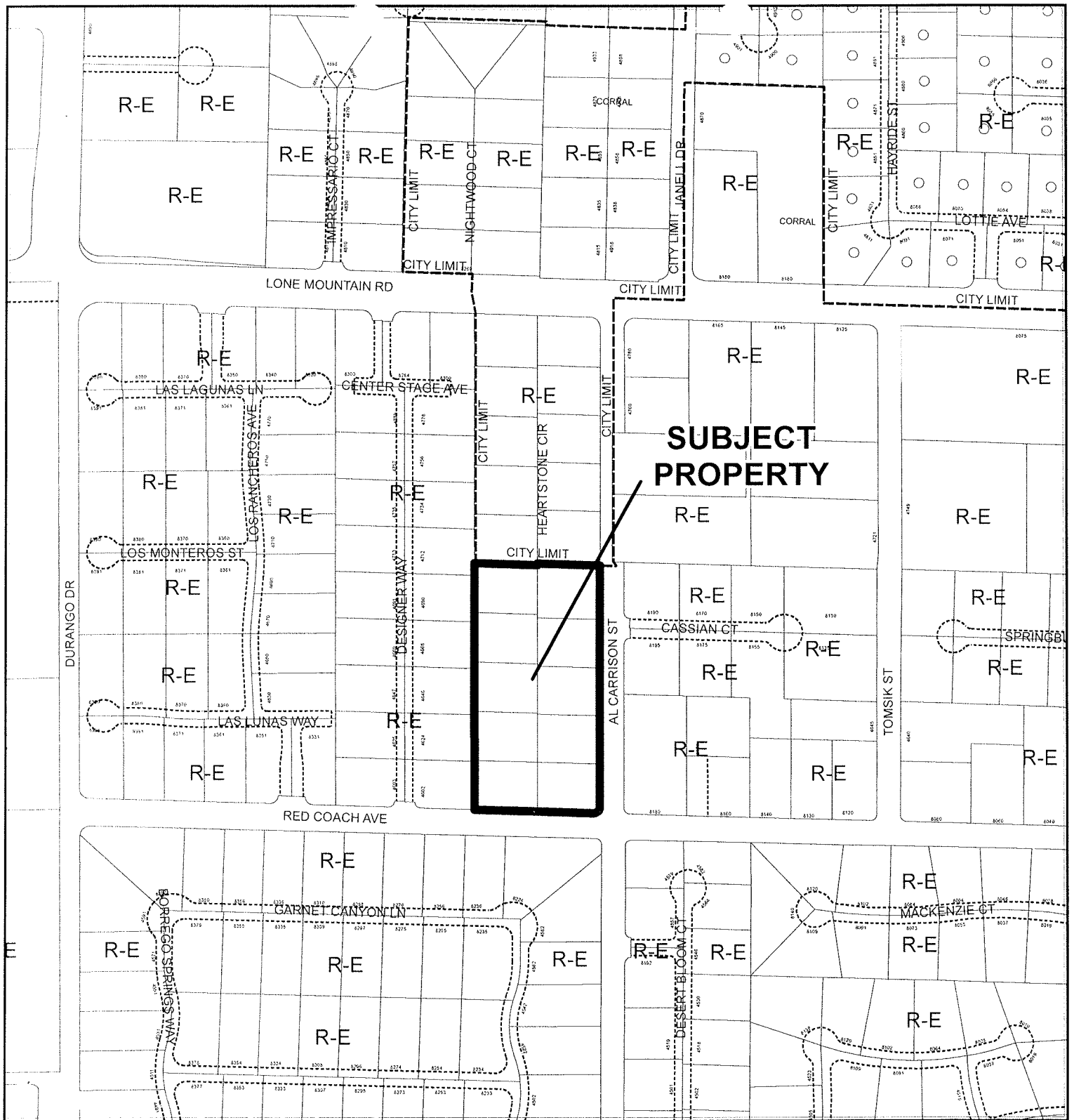
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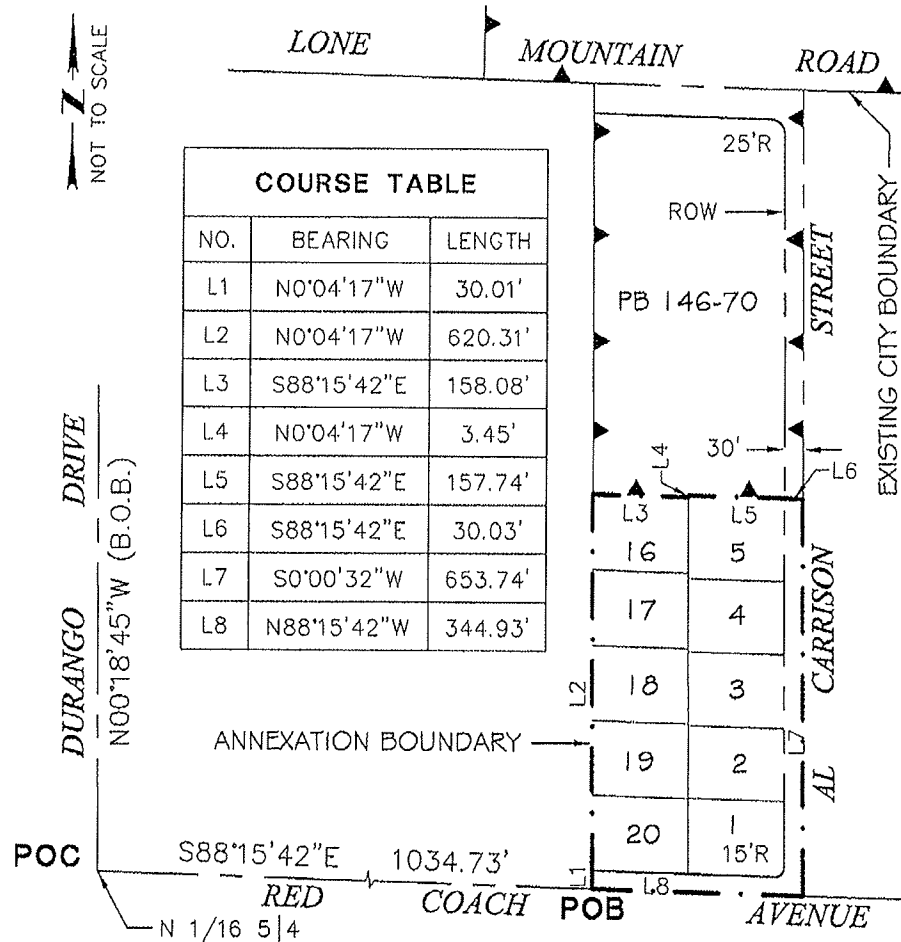


CASE: ANX-60805

0 300 600
Feet



PORTION OF THE NW 1/4 NW 1/4 SECTION 4, T20S, R60E, M.D.M.



ANX-60805

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

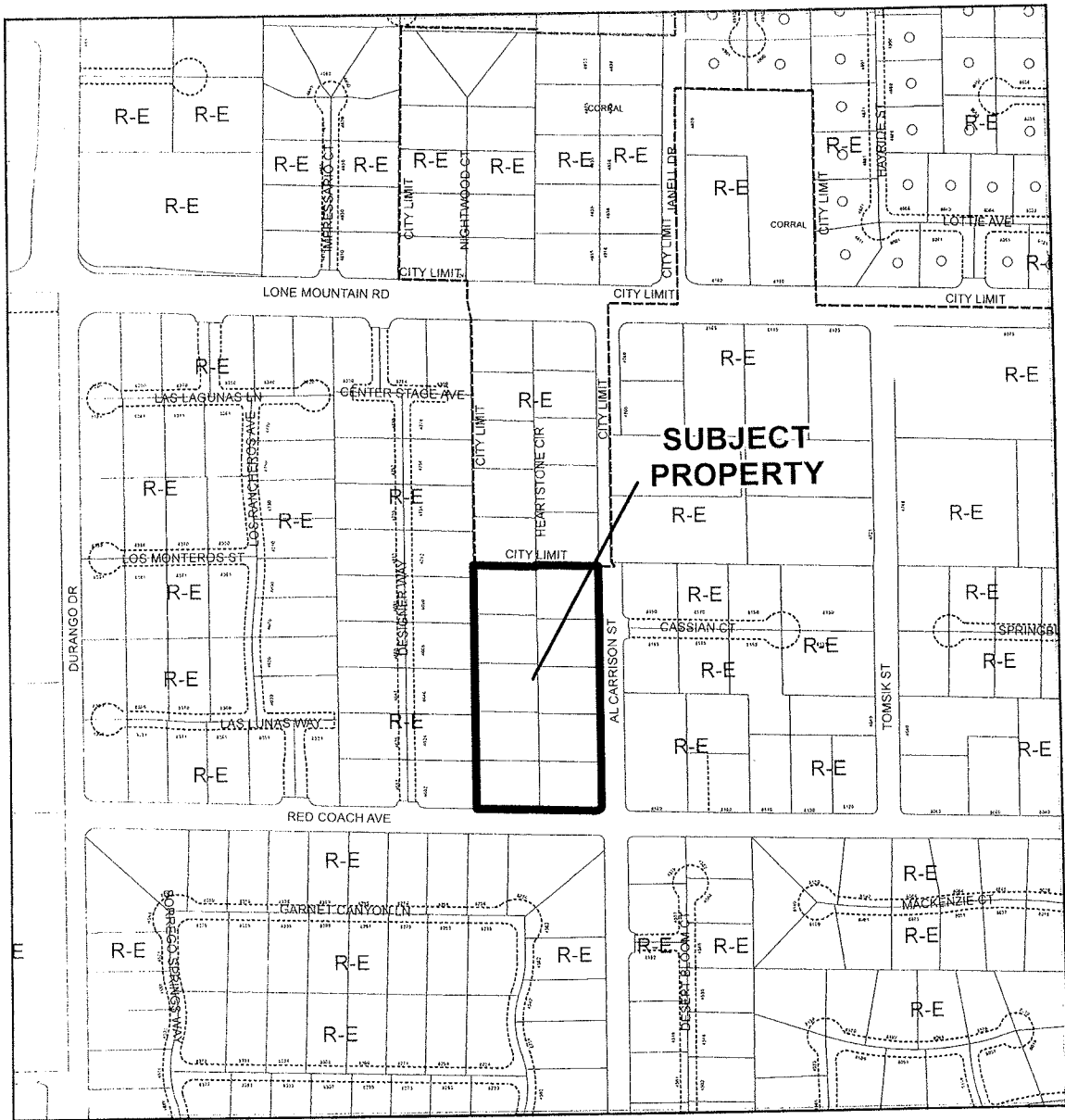
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DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION
DATE: AUGUST/2015 DRAWN BY: BYU
SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-60805

NORTH OF RED COACH AVENUE
WEST OF AL CARRISON STREET

8/25/15 F:\PW\DEPARTMENT\SDSK\PROJ\RIGHT-OF-WAY\RW PLATS\ANX-60805.DWG



CASE: ANX-60805

0 300 600
Feet

