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Inst #: 20161122-0000055

Fees: \$24.00

N/C Fee: \$25.00

11/22/2016 08:12:18 AM

Receipt #: 2935488

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: COJ Pgs: 8

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# 138-05-801-054, 055 & 056

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

BILL NO. 2016-67

ORDINANCE NO. 6558

ANX-64278

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.

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5 CERTIFIED AS A TRUE COPY

6 LuAnn D. Holmes
LuAnn D. Holmes, City Clerk
City of Las Vegas 11/17/14

7 7pgs

8 BILL NO. 2016-67

9 ORDINANCE NO. 6558

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-64278)

13 Sponsored by: Councilman Stavros S. Anthony Summary: Annexes property described as
14 generally located on the southwest corner of
Hickam Avenue and Julianio Road.

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 hereby
18 extended to annex, include, and make a part of the City of Las Vegas, Nevada, the following
19 described real property:

20 That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW
21 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 20 South, Range
22 60 East M.D.M., in the County of Clark, State of Nevada, being Lot 1, Lot 2 and
23 Lot 3 of Parcel Map in File 107, Page 27 of Clark County Nevada records
together with the adjoining 30.00 feet right of way of Julianio Road and together
with adjoining 30.00 feet half street right of way of Hickam Avenue as shown on
said Parcel Map in File 107, Page 27 described as follows:

24 COMMENCING at the northwest corner of the Northwest Quarter (NW 1/4) of
25 the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section
5, said corner also being the centerline intersection of El Capitan Way and

1 Hickam Avenue; thence along the north line of said Northwest Quarter (NW 1/4)
2 and the centerline of said Hickam Avenue, North 89°32'13" East 340.81 feet to
3 the POINT OF BEGINNING; thence continuing along said north line and
4 centerline, North 89°32'13" East 340.81 feet to the centerline intersection of
5 Hickam Avenue and Juliano Road; thence departing said north line and
6 centerline of said Hickam Avenue, along the centerline of Juliano Road,
7 South 00°08'28" West 330.37 feet; thence departing the centerline of Juliano
8 Road, South 89°34'25" West 30.00 feet to the west line of said Juliano Road at
9 the southeast corner of Lot 3 as shown on said Parcel Map 107, Page 27; thence
10 along the south line of said Lot 3, South 89°34'25" West 155.55 feet to the
11 southwest corner of said Lot 3; thence along the west line of said Lot 3,
12 North 00°10'00" East 150.12 feet to the northwest corner of said Lot 3 also being
13 the southeast corner of Lot 1 of said Parcel Map in File 107, Page 27; thence
14 along the south line of said Lot 1, South 89°33'19" West 155.49 feet to the
15 southwest corner of said Lot 1; thence along the west line of said Lot 1,
16 North 00°11'33" East 150.07 feet to the northwest corner of said Lot 1 at the
17 south line of said Hickam Avenue; thence continuing North 00°11'33" East 30.00
18 feet to the POINT OF BEGINNING

19 BASIS OF BEARINGS: South 00°14'47" West being the west line of the
20 Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast
21 Quarter (SE 1/4) of Section 5, Township 20 South, Range 60 East, M.D.M., as
22 shown on said Parcel Map in File 107, Page 27 of Clark County Nevada records.

23 Prepared by:
24 Brian Yu, PLS
25 City of Las Vegas
Dept. of Public Works
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

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

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

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

24 C. The territory proposed to be annexed is not included within the boundaries
25 of another incorporated city or within the boundaries of any unincorporated town as those

1 | boundaries existed as of July 1, 1983;

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

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

22 | SECTION 4: The annexation of the described territory shall become effective
23 | on the 23rd day of November, 2016, and on that date the City will have the funds appropriated in
24 | sufficient amount to finance the extension into the described territory of police protection, fire
25 | protection, street maintenance, street sweeping, and street lighting maintenance.

1 SECTION 5: The described territory, together with the inhabitants and property
2 thereof, shall, from and after the 23rd day of November, 2016, be subject to all debts, laws,
3 ordinances and regulations in force in the City and shall be entitled to the same privileges and
4 benefits as other parts of the City, and shall be subject to municipal taxes levied by the City.

5 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
6 accurate map or plat of the described territory and to record the map or plat, together with a
7 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
8 which recording shall be done prior to the 23rd day of November, 2016.

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

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

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 19th day of October, 2016, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 16th day of
4 November, 2016, which as a regular meeting of said Council; that at said regular meeting,
5 the proposed ordinance was read by title to the City Council as first introduced and
6 adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Ross, Barlow,
8 Anthony, Coffin and Beers

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12
13 APPROVED:

14 

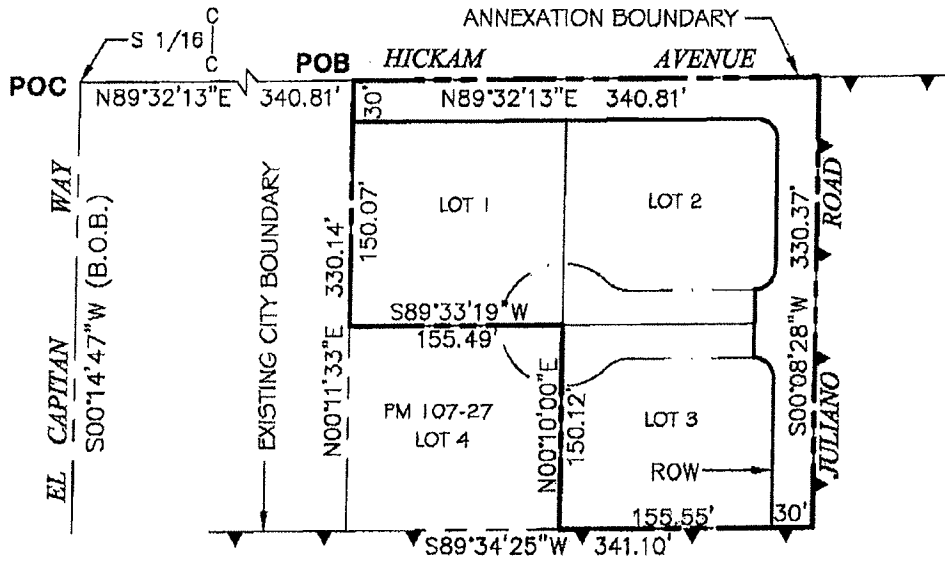
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 

18 LUANN D. HOLMES, MMC City Clerk

PORTION OF NW 1/4 SW 1/4 SE 1/4 SEC 5, T20S, R60E, M.D.M.



ANNEXATION AREA = 89,255 S.F. OR 2.05 AC

ANX-64278

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 6558

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON PARCEL MAP IN FILE 107, PAGE 27 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

P:\PW\DEPARTMENT\SOURCE\RIGHT-OF-WAY\PM PLATS\ANX-64278.DWG



DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY SECTION

DATE: SEPTEMBER 2016 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-64278

SOUTH OF HICKAM AVENUE
WEST OF JULIANO ROAD



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-64278

TOUCHSTONE LONE MOUNTAIN, LLC

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

09/12/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-64278	COPIES TO: File

ANX-64278 - ANNEXATION - APPLICANT/OWNER: TOUCHSTONE LONE MOUNTAIN, LLC - For possible action on a Petition to Annex 1.60 acres located on the southwest corner of Hickam Avenue and Juliano Road (APNs 138-05-801-054, 055 and 056), Ward 4 (Anthony) [PRJ-64276].

The following dates are proposed:

Introduction by City Council: October 19, 2016

Recommending Committee: October 31, 2016

City Council Final Reading: November 16, 2016

Effective Date/Recordation of Ordinance: November 23, 2016

Location: Southwest corner of Hickam Avenue and Juliano Road

Acreage: 1.60

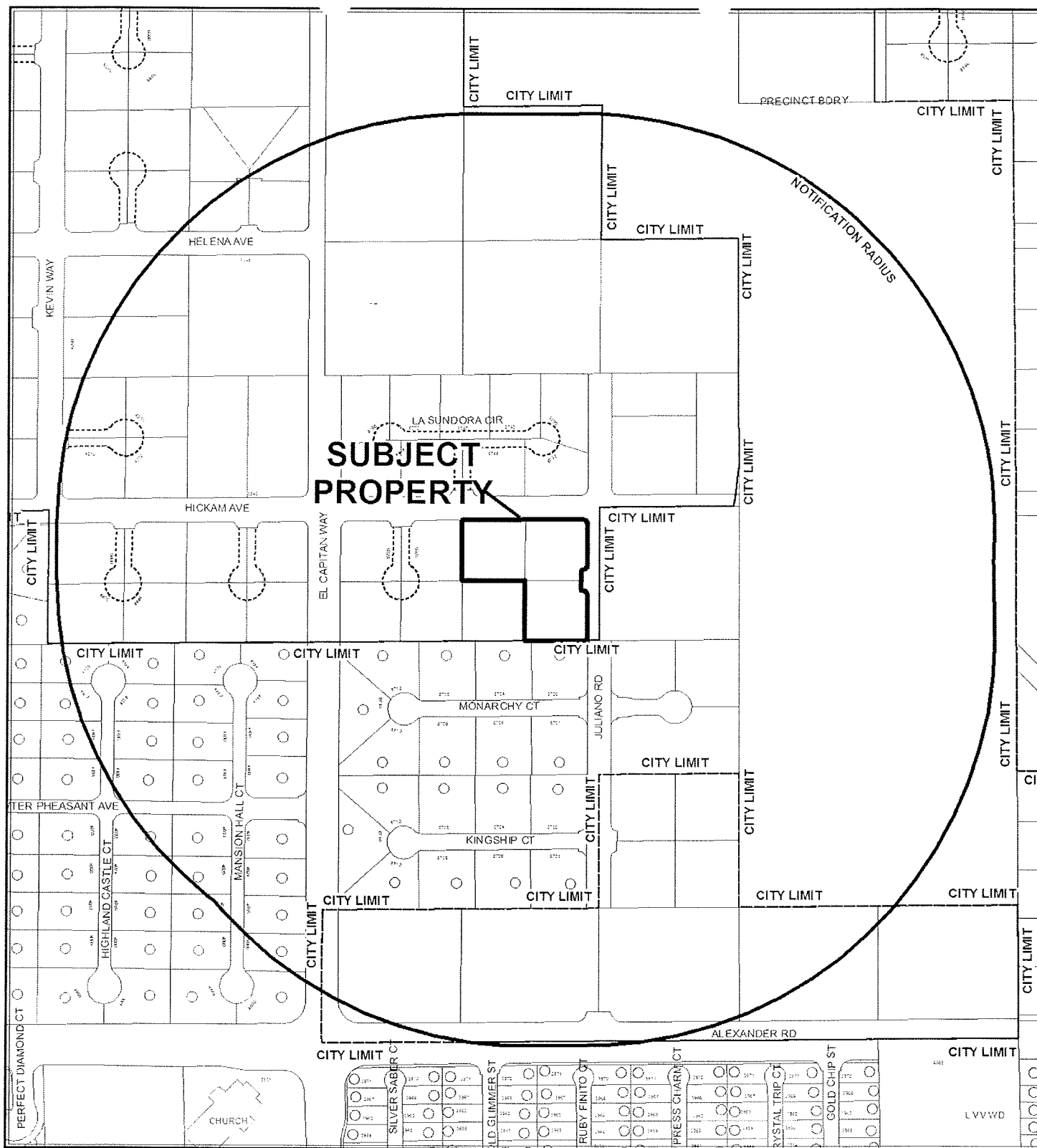
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

Existing Use: Undeveloped

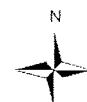
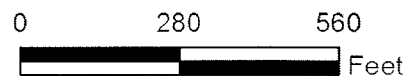
Proposed City of Las Vegas Zoning: R-E (Residence Estates)

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



CASE: ANX-64278

RADIUS: 1000 FEET



EXPLANATION

This legal description describes a parcel of land generally located on the west side of Juliano Road, and south of Hickam Avenue for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 20 South, Range 60 East M.D.M., in the County of Clark, State of Nevada, being Lot 1, Lot 2 and Lot 3 of Parcel Map in File 107, Page 27 of Clark County Nevada records together with the adjoining 30.00 feet right of way of Juliano Road and together with adjoining 30.00 feet half street right of way of Hickam Avenue as shown on said Parcel Map in File 107, Page 27 described as follows:

COMMENCING at the northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 5, said corner also being the centerline intersection of El Capitan Way and Hickam Avenue; thence along the north line of said Northwest Quarter (NW 1/4) and the centerline of said Hickam Avenue, North 89°32'13" East 340.81 feet to the POINT OF BEGINNING; thence continuing along said north line and centerline, North 89°32'13" East 340.81 feet to the centerline intersection of Hickam Avenue and Juliano Road; thence departing said north line and centerline of said Hickam Avenue, along the centerline of Juliano Road, South 00°08'28" West 330.37 feet; thence departing the centerline of Juliano Road, South 89°34'25" West 30.00 feet to the west line of said Juliano Road at the southeast corner of Lot 3 as shown on said Parcel Map 107, Page 27; thence along the south line of said Lot 3, South 89°34'25" West 155.55 feet to the southwest corner of said Lot 3; thence along the west line of said Lot 3, North 00°10'00" East 150.12 feet to the northwest corner of said Lot 3 also being the southeast corner of Lot 1 of said Parcel Map in File 107, Page 27; thence along the south line of said Lot 1, South 89°33'19" West 155.49 feet to the southwest corner of said Lot 1; thence along the west line of said Lot 1, North 00°11'33" East 150.07 feet to the northwest corner of said Lot 1 at the south line of said Hickam Avenue; thence continuing North 00°11'33" East 30.00 feet to the POINT OF BEGINNING

The above described parcel of land contains an area of 2.05 acres more or less.

BASIS OF BEARINGS: South 00°14'47" West being the west line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 20 South, Range 60 East, M.D.M., as shown on said Parcel Map in File 107, Page 27 of Clark County Nevada records.

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

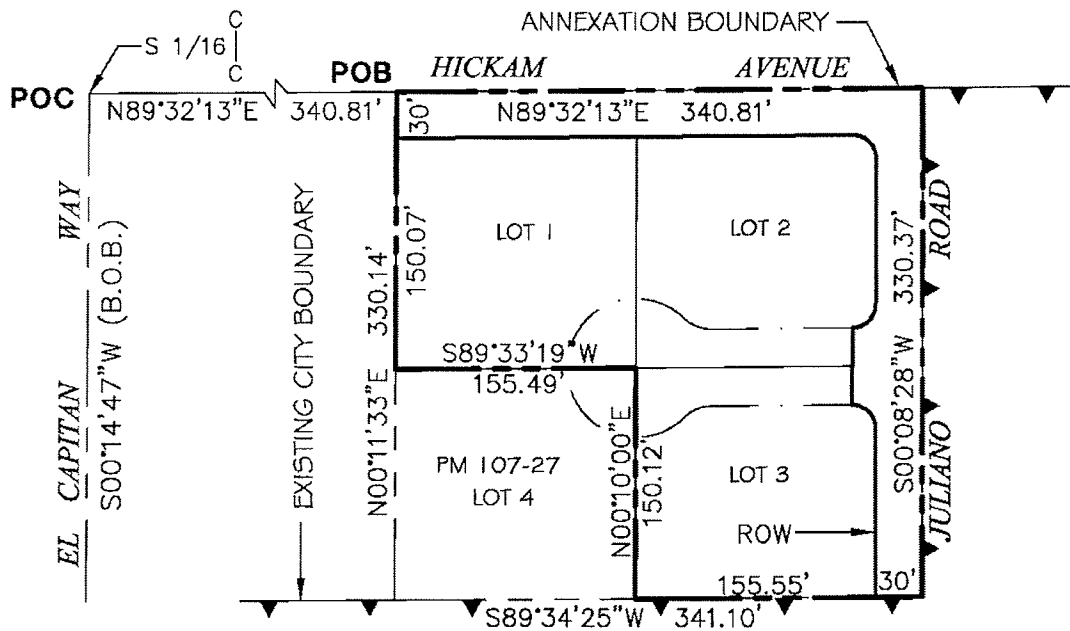
END OF DESCRIPTION

Prepared by:
Brian Yu, PLS

City of Las Vegas
Dept. of Public Works
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-64278

PORTION OF NW 1/4 SW 1/4 SE 1/4 SEC 5, T20S, R60E, M.D.M.



ANNEXATION AREA = 89,255 S.F. OR 2.05 AC

ANX-64278

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

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON PARCEL MAP IN FILE 107, PAGE 27 OF CLARK COUNTY NEVADA RECORDS, NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

F:\PW_DEPARTMENT\SDSKPRO\RIGHT-OF-WAY\RW PLATS\ANX-64278.DWG 9/13/16



**DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY SECTION**

DATE: SEPTEMBER 2016 DRAWN BY: BYU

SHEET: 1 OF 1

**ANNEXATION PLAT FOR
ANX-64278**

**SOUTH OF HICKAM AVENUE
WEST OF JULIANO ROAD**

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 provision of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

Number of Acres to be Annexed: 1.6

General Location of the Annexation Area: Juliano and Hickam

Respectfully Submitted,

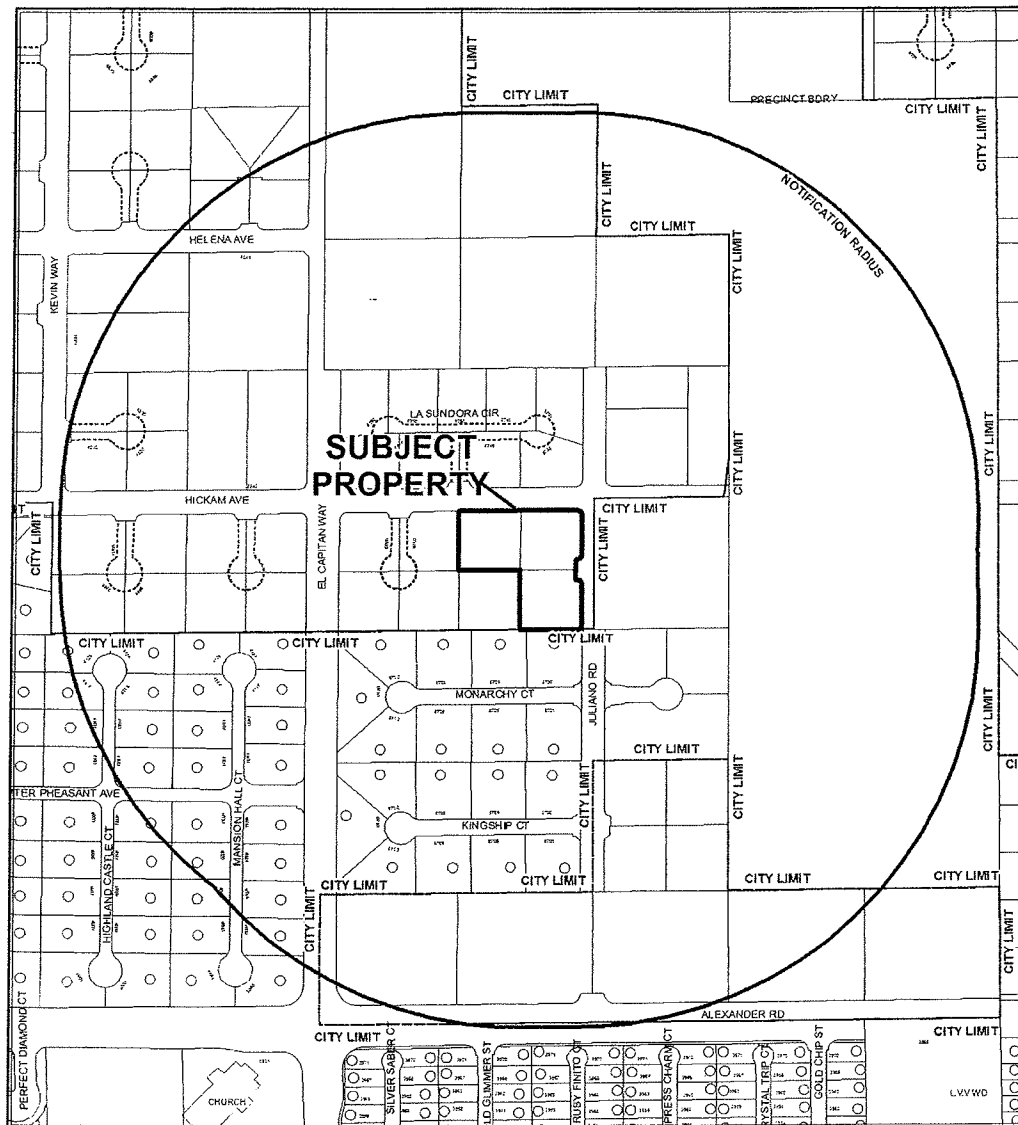
Signature: _____

Owner's Signature

Printed Name: Thomas McCormick, President of THM Enterprises, Inc.

Address: 9205 West Russell Road, Suite 235
Las Vegas, Nevada 89148

PRJ-64276
09/07/16



CASE: ANX-64278

RADIUS: 1000 FEET

