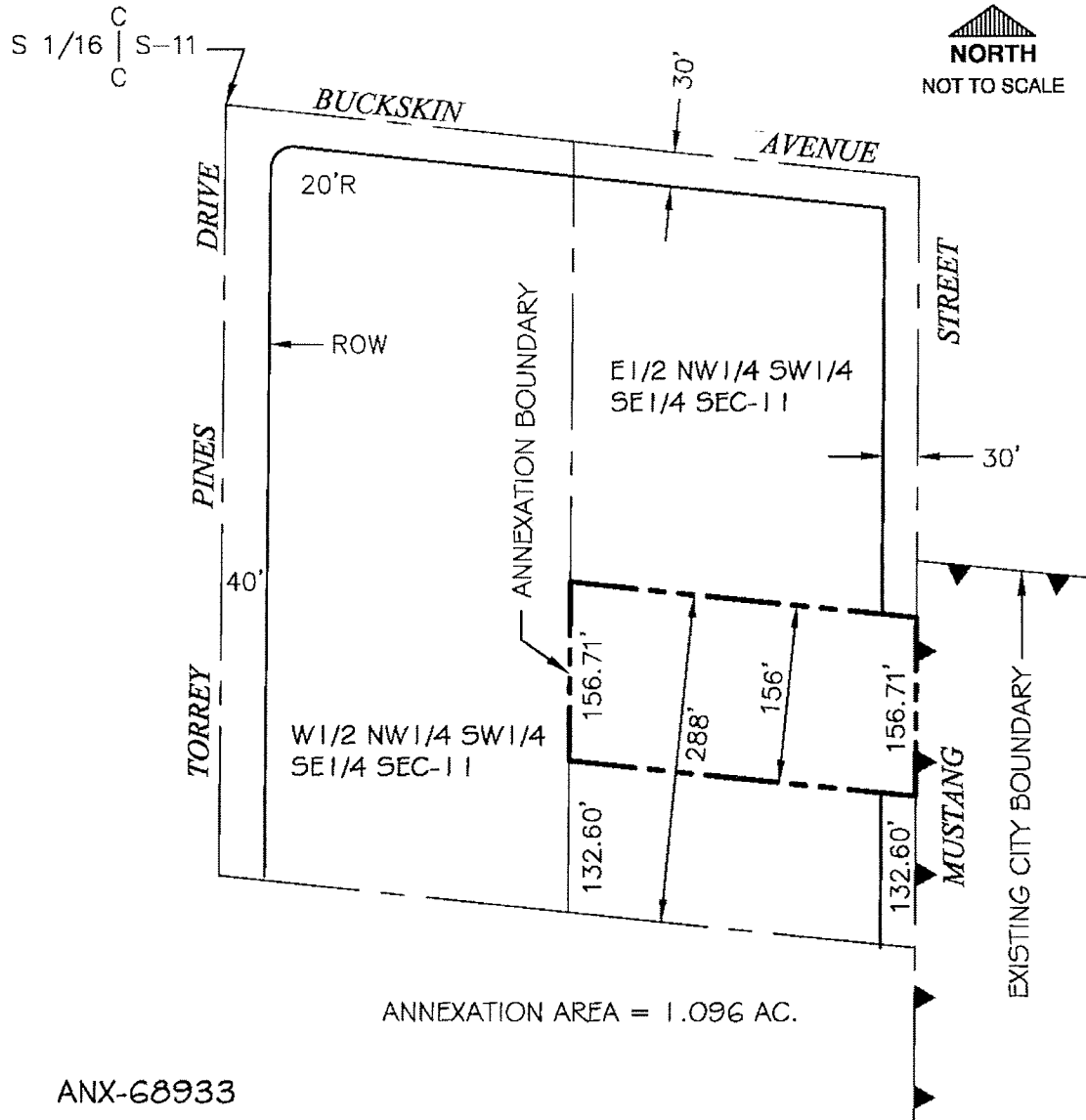


THE NW1/4 SW1/4 SE1/4 SEC 11, T20S, R60E, M.D.M.



ANX-68933

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

THE MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON PARCEL MAP IN FILE 120, PAGE 11 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

2/16/17 F:\PW_DEPARTMENT\SDS\PROC\RIGHT-OF-WAY\FW PLATS\ANX-68933.DWG



DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY SECTION

DATE: FEBRUARY 2017 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-68933

SOUTH OF BUCKSKIN AVENUE
WEST OF MUSTANG STREET

①

RECORDING COVER PAGE

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

APN# 13811801006

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

Inst #: 20170508-0002135

Fees: \$23.00

N/C Fee: \$0.00

05/08/2017 03:37:28 PM

Receipt #: 3078450

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: MAYSM Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

TITLE OF DOCUMENT

(DO NOT Abbreviate)

BILL NO. 2017-8

ORDINANCE NO. 6577

ANX-68933

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.

P:\Common\Forms & Notices\Cover Page Template Feb2014

1
2
3
4
5 CERTIFIED AS A TRUE COPY

6 LuAnn D. Holmes, City Clerk
City of Las Vegas lpg 5/4/17

7
8 BILL NO. 2017-8

9 ORDINANCE NO. 6577

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-68933)

13 Sponsored by: Councilman Ricki Y. Barlow

Summary: Annexes property described as
generally located on the west side of Mustang
Street, approximately 350 feet south of
Buckskin Avenue.

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 The north 156 feet of the south 288 feet of the East Half (E 1/2) of the Northwest
22 Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast (SE 1/4) of
Section 11, Township 20 South, Range 60 East M.D.M., in Clark County, Nevada.

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

25 A. The area to be annexed was contiguous to the City's boundaries at the time

1 | the annexation proceedings were instituted;

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

4 | C. The territory proposed to be annexed is not included within the boundaries
5 | of another incorporated city or within the boundaries of any unincorporated town as those
6 | boundaries existed as of July 1, 1983;

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

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

1 | other land use or development applications.

2 | SECTION 4: The annexation of the described territory shall become effective
3 | on the 12th day of May, 2017, and on that date the City will have the funds appropriated in
4 | sufficient amount to finance the extension into the described territory of police protection, fire
5 | protection, street maintenance, street sweeping, and street lighting maintenance.

6 | SECTION 5: The described territory, together with the inhabitants and property
7 | thereof, shall, from and after the 12th day of May, 2017, be subject to all debts, laws, ordinances
8 | and regulations in force in the City and shall be entitled to the same privileges and benefits as other
9 | parts of the City, and shall be subject to municipal taxes levied by the City.

10 | SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
11 | accurate map or plat of the described territory and to record the map or plat, together with a
12 | certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
13 | which recording shall be done prior to the 12th day of May, 2017.

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

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

25 | SECTION 9: All ordinances or parts of ordinances or sections, subsections,

phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 3rd day of May, 2017.

APPROVED:

By Carolyn Q. Goodman
CAROLYN Q. GOODMAN, Mayor

ATTEST:

Luan D. Holmes
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 3-21-17
Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 5th day of April, 2017, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 3rd day of May, 2017, which as
4 a regular meeting of said Council; that at said regular meeting, the proposed ordinance was
5 read by title to the City Council as first introduced and adopted by the following vote:

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

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

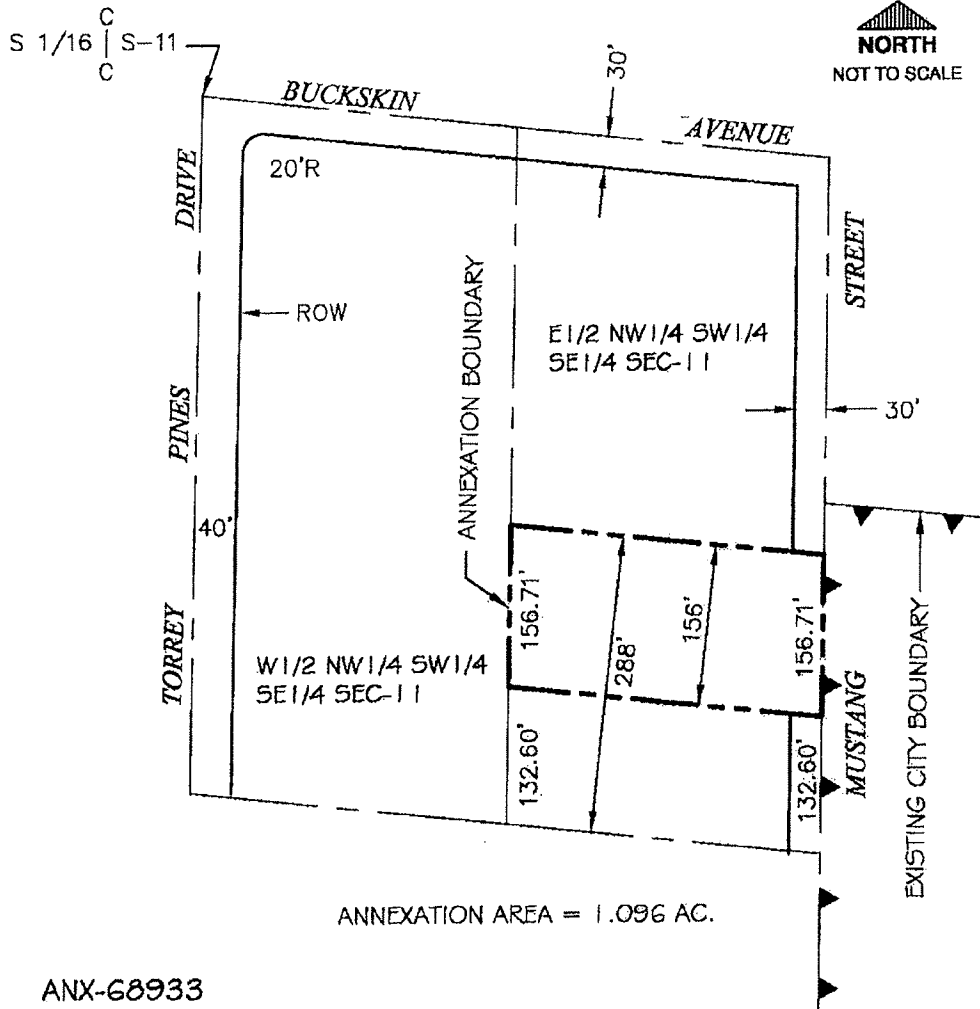
11
12 APPROVED:

13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk

THE NW1/4 SW1/4 SE1/4 SEC 11, T20S, R60E, M.D.M.



ANX-68933

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. **6577**

THE MAP WAS PREPARED FROM EXISTING INFORMATION AS SHOWN ON PARCEL MAP IN FILE 120, PAGE 11 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

2/16/17 P:\PW DEPARTMENT\BROU\RIGHT-OF-WAY\PW PLATS\ANX-68933.DWG



DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY SECTION

DATE: FEBRUARY 2017 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-68933

SOUTH OF BUCKSKIN AVENUE
WEST OF MUSTANG STREET



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation
 Project Address (Location) Mustang st - Between Cheyene and Busckin st
 Project Name 138-11-801-006 Proposed Use _____
 Assessor's Parcel #(s) 138-11-801-006 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Jose I. Lopez / Margarita Ojeda Contact 702 860 07-40
 Address 5313 Patricia Av. Phone: 702 860 0740 Fax: _____
 City Las Vegas NV 89130 State NV Zip 89130
 E-mail Address partners80@hotmail.com

APPLICANT Jose I. Lopez / Margarita Ojeda Contact 702 860 0740
 Address 5313 Patricia Av. Phone: 702 801 3217 Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Margarita Ojeda / Jose Israel Lopez

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

Print Name Margarita Ojeda / Jose Israel Lopez

Subscribed and sworn before me

This 02 day of February, 20 17.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ANX-68933
 Meeting Date: 4/5/17
 Total Fee: \$ 330.00
 Date Received: * 2/6/17
 Received By: [Signature]

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

f:\depot\Application Packet\Application Form.pdf

Dept of Planning
City of Las Vegas

AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.

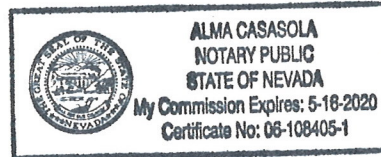
Margarita Ojeda
«OWNERSNAME»

Jose Israel Lopez
«OWNERSNAME»

Subscribed and sworn to before me this

1st day of February, 2017

Al Casasola
NOTARY PUBLIC in and for said County and State



RECEIVED

FEB 06 2017

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-68933 APN: 138-11-801-006
Name of Property Owner: Jose I. Lopez / Margarita Ojeda
Name of Applicant: Jose I. Lopez / Margarita Ojeda
Name of Representative: _____

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: _____

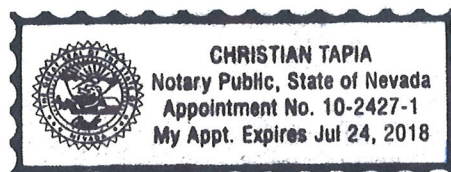
Signature of Property Owner: Margarita Ojeda / Jose I. Lopez

Print Name: Margarita Ojeda / Jose Israel Lopez

Subscribed and sworn before me

This 02 day of February, 2017

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



RECEIVED

FEB 06 2017

A.P.N.: 138-11-801-006
R.P.T.T.: \$816.00

Escrow No.: 17-01-0135-MLD

Mail tax bill to and when recorded mail to:
Margarita Ojeda and Jose Israel Lopez
5313 Patricia Ave
Las Vegas, NV 89130

Inst #: 20170119-0002798

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

RPTT: \$816.00 Ex: #

01/19/2017 02:24:58 PM

CONFORM COPY
Receipt #: 2386020

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: RYUD Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Lois Neafsey, an unmarried woman, who aquired title as married**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Margarita Ojeda, an unmarried woman and Jose Israel Lopez, an unmarried man, as joint tenants**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:
0 Mustang, Las Vegas, NV 89108

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

FEB 06 2017

Dept of Planning
City of Las Vegas



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-68933

Margarita Ojeda and Jose Israel Lopez

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

03/01/17

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-68933	COPIES TO: File

ANX-68933- ANNEXATION - APPLICANT/OWNER: JOSE ISRAEL LOPEZ AND MARGARITA OJEDA
- For possible action on a Petition to Annex 1.10 acres on the east side of Mustang Street, approximately 350 feet south of Buckskin Avenue (APN:138-11-801-006), Ward 5 (Barlow).

The following dates are proposed:

Introduction by City Council: April 5, 2017

Recommending Committee: April 17, 2017

City Council Final Reading: May 3, 2017

Effective Date/Recordation of Ordinance: May 12, 2017

Location: East side of Mustang Street, approximately 350 feet south of Buckskin Avenue

Acreage: 1.10

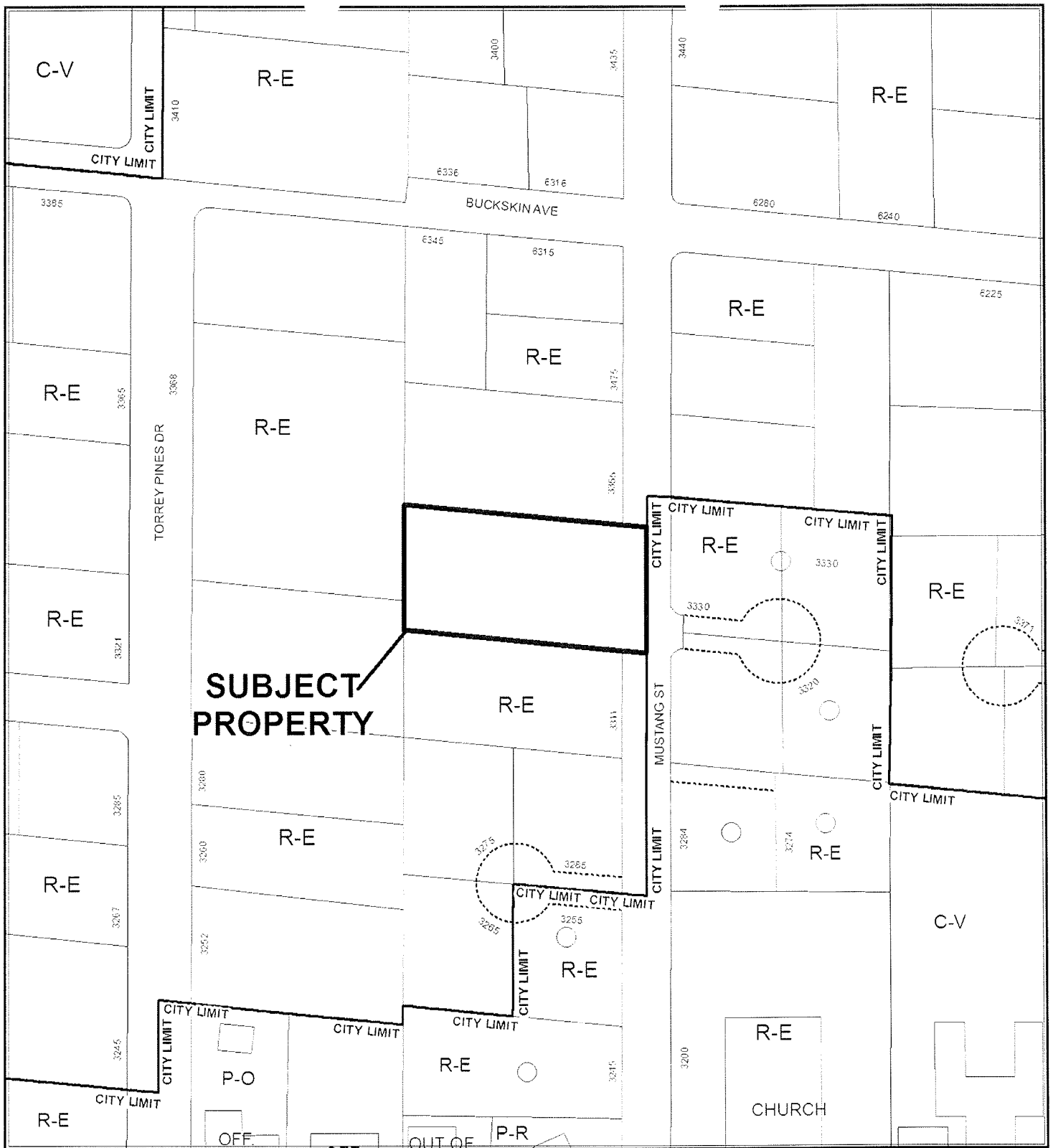
County Zoning: R-E (Rural Estates Residential)

County Land Use: RN (Rural Neighborhood)

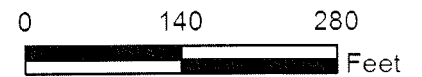
Existing Use: Undeveloped

Proposed City of Las Vegas Land Use: DR (Desert Rural Density Residential)

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



CASE: ANX-68933



EXPLANATION

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

LEGAL DESCRIPTION

The north 156 feet of the south 288 feet of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast (SE 1/4) of Section 11, Township 20 South, Range 60 East M.D.M., in Clark County, Nevada.

The above described parcel of land contains an area of 1.096 acres more or less.

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-68933

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:

Number of Acres to be Annexed:
General Location of Annexation Area:

1.1
Mustang st between cheyenne Av
and Booskin Av.

Respectfully submitted,

Signature: Margarita Ojeda
«OWNERSNAME»

Signature: [Signature]
«OWNERSNAME»

Name (Print): Margarita Ojeda

Address: 5313 Patricia Av.
Las Vegas NV 89130

RECEIVED

FEB 06 2017

Dept of Planning
City of Las Vegas

AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.

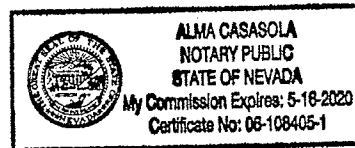
Margarita Ojeda
«OWNERSNAME»

Jose Israel Lopez
«OWNERSNAME»

Subscribed and sworn to before me this

1st day of February, 2017

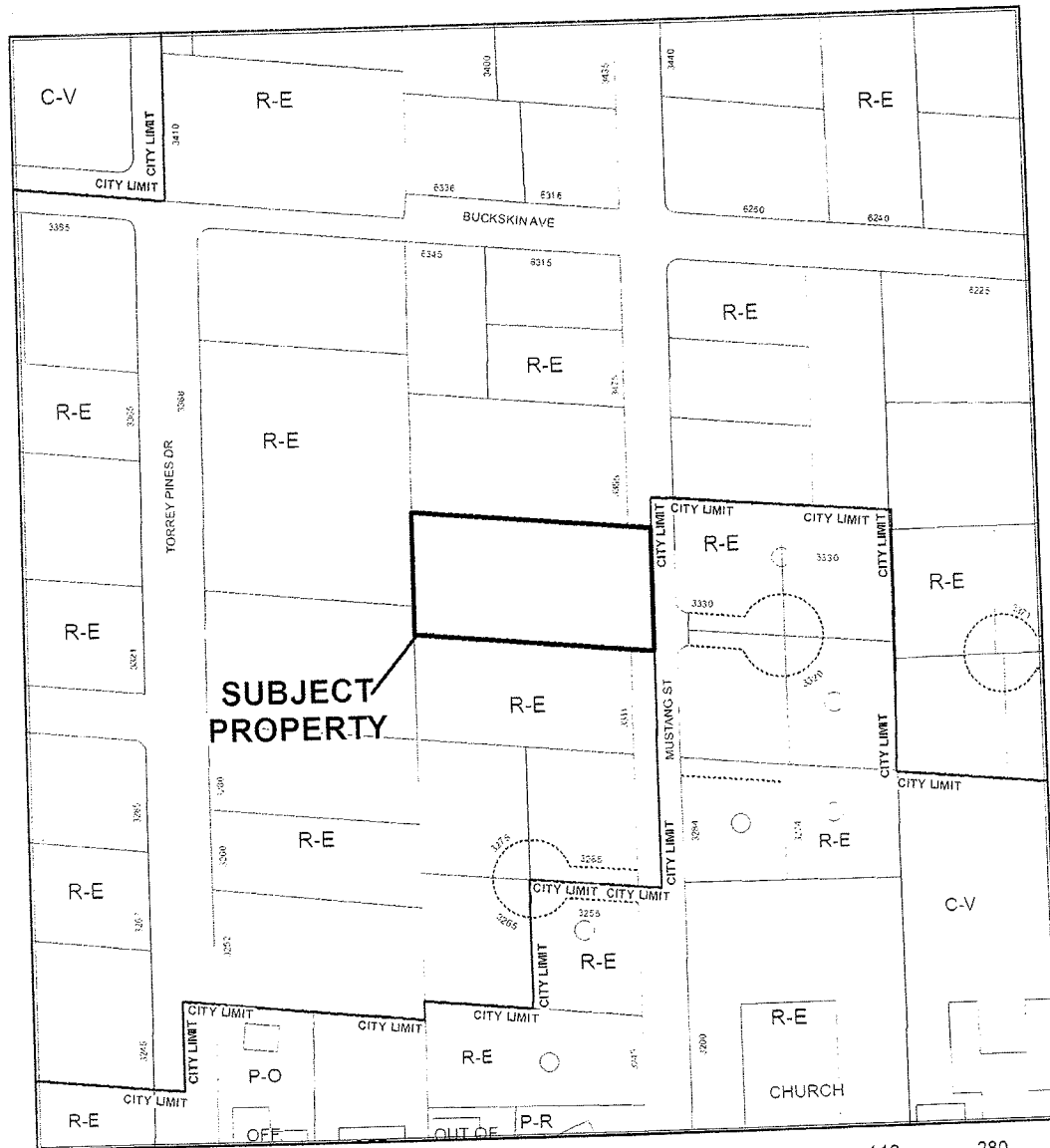
Alma Casasola
NOTARY PUBLIC in and for said County and State



RECEIVED

FEB 06 2017

Dept of Planning
City of Las Vegas



CASE: ANX-68933