

8

Inst #: 20161122-0000056

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# 125-19-301-010

(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. 2016-68

ORDINANCE NO. 6559

ANX-65816

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
7 LuAnn D. Holmes, City Clerk
8 City of Las Vegas 7 pgs

9 11/17/16

10 BILL NO. 2016-68

11 ORDINANCE NO. 6559

12 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
13 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
14 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
15 OTHER RELATED MATTERS. (ANX-65816)

16 Sponsored by: Councilman Steven D. Ross

17 Summary: Annexes property described as
18 generally located adjacent to the north side of
19 Clark County 215, approximately 380 feet east
20 of Hualapai Way.

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

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

26 A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the
27 Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19,
28 Township 19 South, Range 60 East, MDM, Clark County, Nevada, as shown on
29 that Certificate of Land Division, recorded July 7, 1983 in Book 1767 as
30 Instrument Number 1726891 of Clark County, Nevada Records, also being a
31 portion of Lot 1 of said Certificate of Land Division, together with portions of Bath
32 Avenue (30 foot half-street width, also known as Echelon Point Drive) and
33 Unnamed Street (30 foot half-street width, also known as Eula Street) as described
34 by that Grant, Bargain, Sale Deed, recorded July 7, 1983 in Book 1767 as

Instrument Number 1726892 of Clark County, Nevada Records, described as follows:

BEGINNING at the northeast corner of said East Half (E 1/2); thence along the east line of said East Half (E 1/2), South 00°09'27" West, 130.61 feet; thence departing said east line, North 62°30'17" West, 33.77 feet to the southeast corner of that parcel of land described by that Grant, Bargain, Sale Deed, recorded April 28, 1998 in Book 980428 as Instrument Number 02211 of Clark County, Nevada Records; thence along the southwesterly line of said Book 980428, Instrument Number 02211 parcel, North 62°30'17" West, 106.33 feet to the beginning of a curve, concave southwesterly and having a radius of 1,120.00 feet; thence northwesterly along said curve and continuing along the southwesterly line of said Book 980428, Instrument Number 02211 parcel through a central angle of 04°30'12" and an arc distance of 88.03 feet to the northwest corner of said Book 980428, Instrument Number 02211 parcel, said northwest corner also being the beginning of a curve, concave southwesterly and having a radius of 1,120.00 feet; thence northwesterly along said curve and along the northwesterly projection of the southwesterly line of said Book 980428, Instrument Number 02211 parcel through a central angle of 04°25'04" and an arc distance of 86.36 feet to the north line of said East Half (E 1/2); thence along said north line, South 89°32'59" East, 284.97 feet to the POINT OF BEGINNING.

The Basis of Bearings for this land description is South 00°09'27" West, being the east line of East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, MDM, Clark County, Nevada, said east line also being the centerline of Eula Street as shown in that Grant, Bargain, Sale Deed, recorded April 28, 1998 in Book 980428 as Instrument Number 02211 of Clark County, Nevada Records.

Written by:
Neil Wacaser
City of Las Vegas, Department of Public Works
333 N. Rancho Drive
Las Vegas, NV, 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

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

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

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

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

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

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

24 SECTION 4: The annexation of the described territory shall become effective
25 on the 23rd day of November, 2016, and on that date the City will have the funds appropriated in

1 sufficient amount to finance the extension into the described territory of police protection, fire
2 protection, street maintenance, street sweeping, and street lighting maintenance.

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

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

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

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

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:

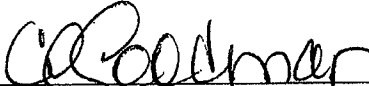
7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Ross, Barlow,
8 Anthony, Coffin and Beers

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12
13 APPROVED:

14 

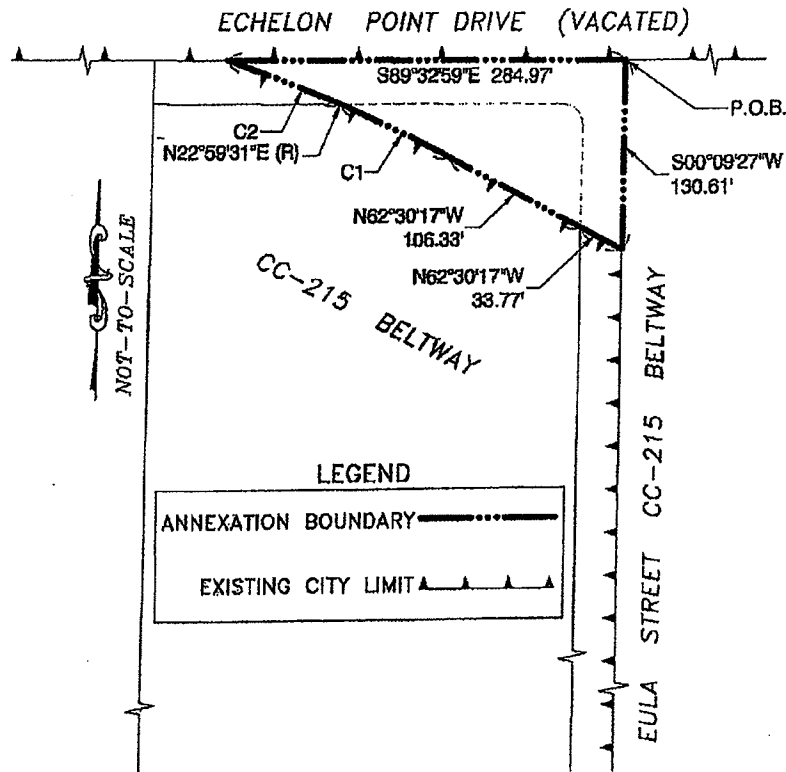
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 

18 LUANN D. HOLMES, MMC City Clerk

A PORTION OF THE E1/2 SW1/4 NW1/4 SECTION 19, T19S, R60E, MDM
CLARK COUNTY, NEVADA



LEGEND

ANNEXATION BOUNDARY	-----
EXISTING CITY LIMIT	~~~~~

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C 1	1,120.00'	04°30'12"	88.03'
C 2	1,120.00'	04°25'04"	86.36'

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. **6559**

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
BOOK 980428, INSTRUMENT 02211 OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN
THEREON (ex160804.doc)

DEPT. OF PUBLIC WORKS
RIGHT OF WAY SECTION
DATE: AUGUST 23, 2016
DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-65816
APN 125-19-301-010
ANNEXATION AREA = 17,267 SQ. FT.
(0.396 ACRES)





ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-65816

Jerry and Nancy Nelson

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

INTER-OFFICE MEMORANDUM

10/03/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-65816	COPIES TO: File

ANX-65816 - ANNEXATION - APPLICANT/OWNER: JERRY AND NANCY NELSON - For possible action on a Petition to Annex .36 acres adjacent to the north side of Clark County 215, approximately 380 feet east of Hualapai Way (APN:125-19-301-010), Ward 6 (Ross).

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: North side of Clark County 215, approximately 380 feet east of Hualapai Way

Acreage: 0.36

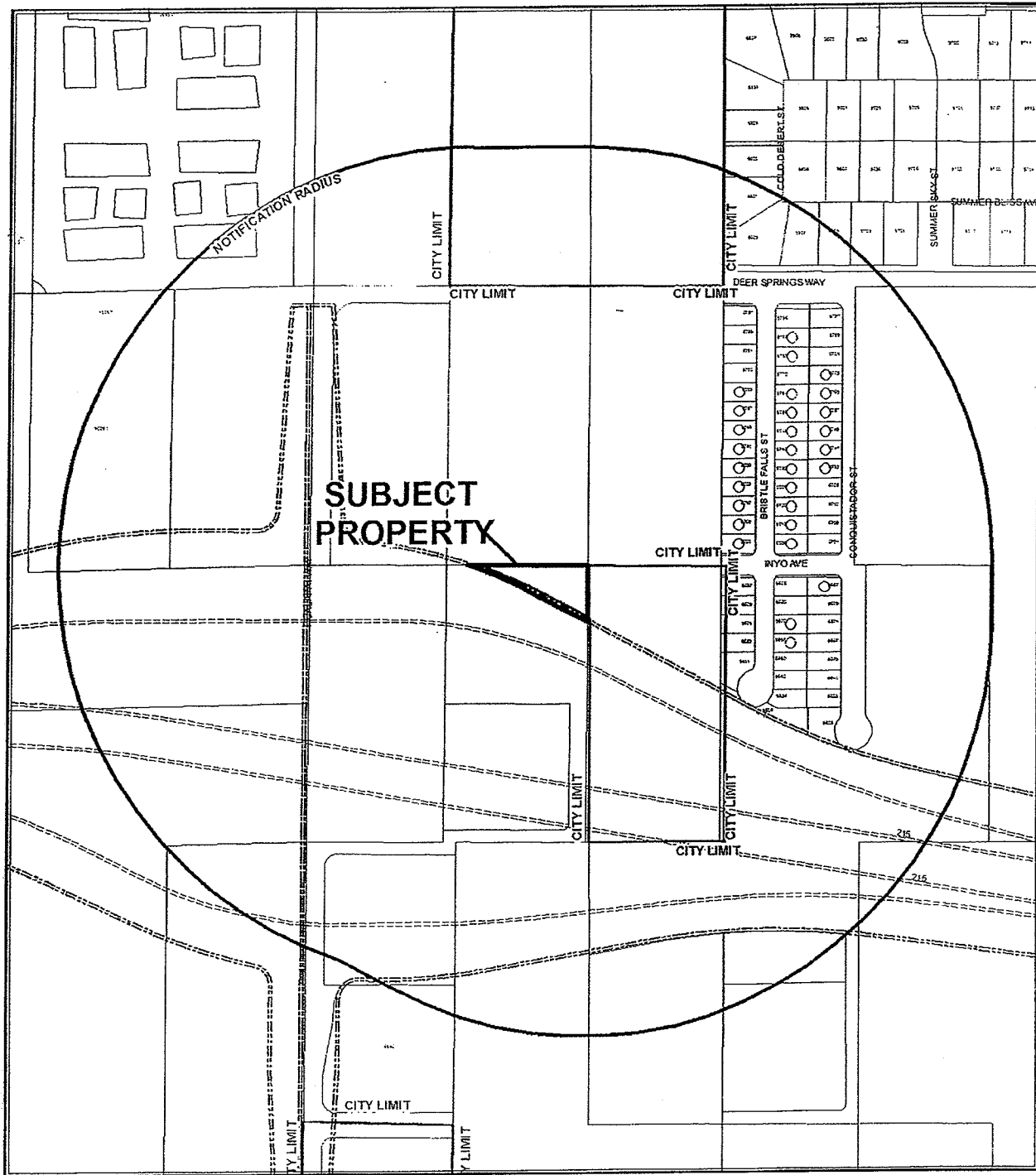
County Zoning: R-E (Rural Estates Residential)

County Land Use: CN (Commercial Neighborhood)

Existing Use: Undeveloped

Proposed City of Las Vegas Land Use: SC (Service Commercial)

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



CASE: ANX-65816

RADIUS: 1000 FEET

0 275 550
Feet



EXPLANATION:

This legal description describes a parcel of land, generally located east of Hualapai Way and south of Echelon Point Drive, for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION:

A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, MDM, Clark County, Nevada, as shown on that Certificate of Land Division, recorded July 7, 1983 in Book 1767 as Instrument Number 1726891 of Clark County, Nevada Records, also being a portion of Lot 1 of said Certificate of Land Division, together with portions of Bath Avenue (30 foot half-street width, also known as Echelon Point Drive) and Unnamed Street (30 foot half-street width, also known as Eula Street) as described by that Grant, Bargain, Sale Deed, recorded July 7, 1983 in Book 1767 as Instrument Number 1726892 of Clark County, Nevada Records, described as follows:

BEGINNING at the northeast corner of said East Half (E 1/2); thence along the east line of said East Half (E 1/2), South 00°09'27" West, 130.61 feet; thence departing said east line, North 62°30'17" West, 33.77 feet to the southeast corner of that parcel of land described by that Grant, Bargain, Sale Deed, recorded April 28, 1998 in Book 980428 as Instrument Number 02211 of Clark County, Nevada Records; thence along the southwesterly line of said Book 980428, Instrument Number 02211 parcel, North 62°30'17" West, 106.33 feet to the beginning of a curve, concave southwesterly and having a radius of 1,120.00 feet; thence northwesterly along said curve and continuing along the southwesterly line of said Book 980428, Instrument Number 02211 parcel through a central angle of 04°30'12" and an arc distance of 88.03 feet to the northwest corner of said Book 980428, Instrument Number 02211 parcel, said northwest corner also being the beginning of a curve, concave southwesterly and having a radius of 1,120.00 feet; thence northwesterly along said curve and along the northwesterly projection of the southwesterly line of said Book 980428, Instrument Number 02211 parcel through a central angle of 04°25'04" and an arc distance of 86.36 feet to the north line of said East Half (E 1/2); thence along said north line, South 89°32'59" East, 284.97 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 17,267 square feet, or 0.396 acres, more or less.

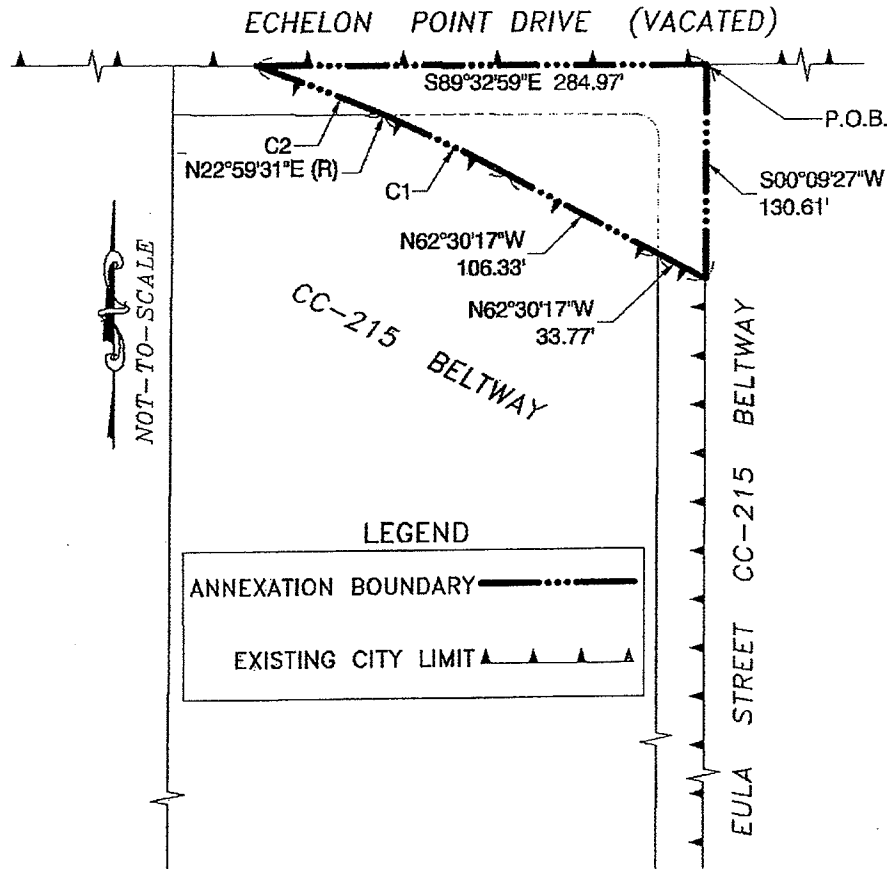
The Basis of Bearings for this land description is South 00°09'27" West, being the east line of East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, MDM, Clark County, Nevada, said east line also being the centerline of Eula Street as shown in that Grant, Bargain, Sale Deed, recorded April 28, 1998 in Book 980428 as Instrument Number 02211 of Clark County, Nevada Records.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:
Neil Wacaser
City of Las Vegas, Department of Public Works
333 N. Rancho Drive
Las Vegas, NV., 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

A PORTION OF THE E1/2 SW1/4 NW1/4 SECTION 19, T19S, R60E, MDM
CLARK COUNTY, NEVADA



LEGEND

ANNEXATION BOUNDARY	----
EXISTING CITY LIMIT	▲▲▲▲

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C 1	1,120.00'	04°30'12"	88.03'
C 2	1,120.00'	04°25'04"	86.36'

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. _____
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DEPT. OF PUBLIC WORKS
RIGHT OF WAY SECTION
DATE: AUGUST 23, 2016
DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-65816
APN 125-19-301-010
ANNEXATION AREA = 17,267 SQ. FT.
(0.396 ACRES)



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: .36

General Location of Annexation Area: Hualapai & 215

Respectfully submitted,

Signature: *Jan E. [unclear]* 7-29-16
«OWNERSNAME»

Signature: *Nancy R. Nelson* 7-29-16
«OWNERSNAME»

Name (Print): NERRY E NELSON / Nancy R. Nelson

Address: 39842 S. Sand Crest Dr.
TUCSON, AZ 85739

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.

Jerry E. Nelson 7-29-16
«OWNERSNAME»

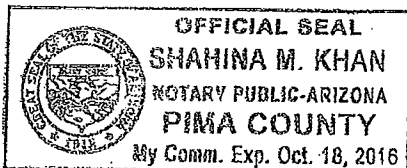
Nancy R. Nelson 7-29-16
«OWNERSNAME»

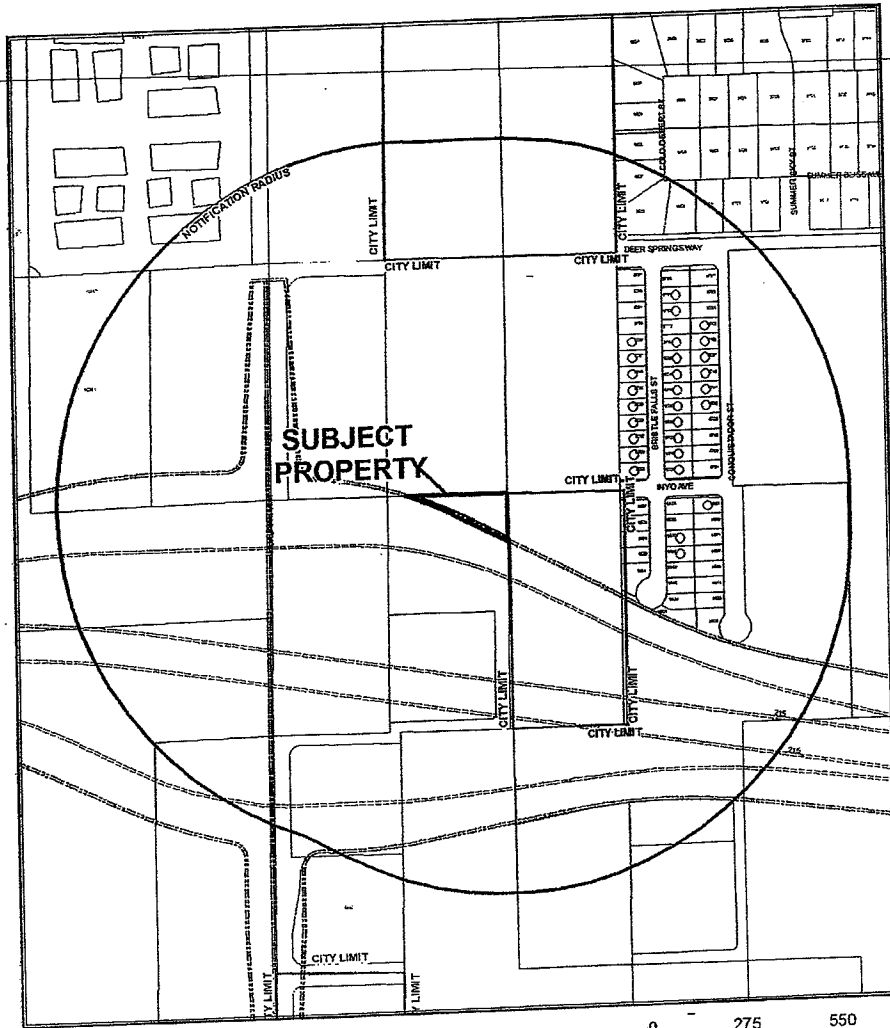
Subscribed and sworn to before me this State of AZ
County of Pima

29 day of July, 2016 by Jerry Edward Nelson &
Nancy Renee Nelson for

Petition for Annexation. pg 1 of 2

Shahina M. Khan
NOTARY PUBLIC in and for said County and State





CASE: ANX-65816
RADIUS: 1000 FEET