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Inst #: 20161122-0000054

Fees: \$23.00

N/C Fee: \$25.00

11/22/2016 08:12:18 AM

Receipt #: 2935488

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: COJ Pgs: 7

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# 125-31-601-002

(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. 2016-66

ORDINANCE NO. 6557

ANX-65886

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

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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 6 pgs

9 11/17/14

10 BILL NO. 2016-66

11 ORDINANCE NO. 6557

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-65886)

16 Sponsored by: Councilman Steven D. Ross

17 Summary: Annexes property described as
18 generally located on the northwest corner of
19 North Park Street and West Fisher Avenue.

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

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

25 The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter
(SW 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 19 South,
Range 60 East, MDM, Clark County, Nevada.

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;

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

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

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

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

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

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

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

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

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

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 16th day of November,
5 2016.

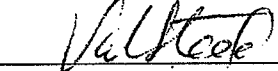
6 APPROVED:

7 By 
8 CAROLYN Q. GOODMAN, Mayor

9 ATTEST:

10 
11 LUANN D. HOLMES, MMC
12 City Clerk

13 APPROVED AS TO FORM:

14  10-4-16 Date
15 Val Steed,
16 Deputy City Attorney
17
18
19
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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

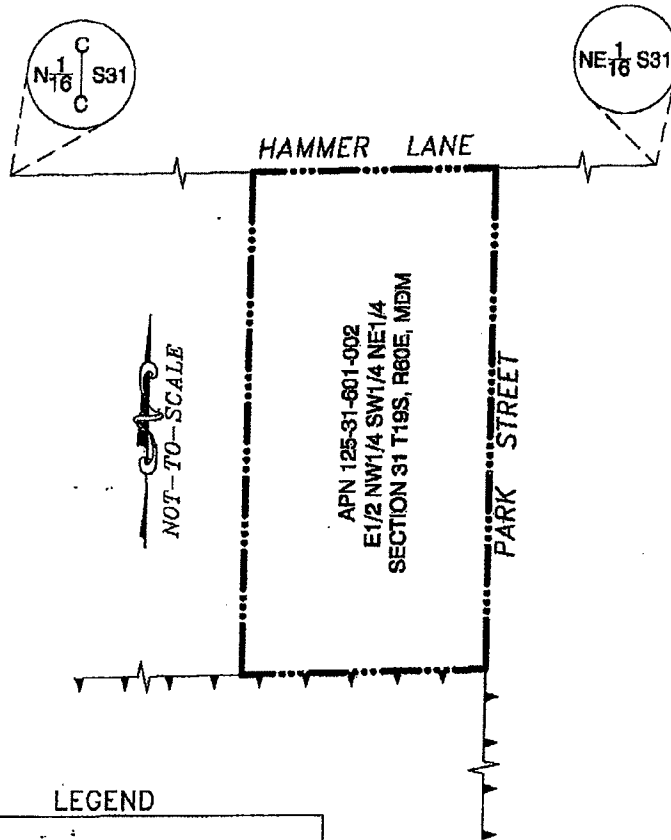
12
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk

E1/2 NW1/4 SW1/4 NE1/4 SECTION 31, T19S, R60E, MDM
CLARK COUNTY, NEVADA



NOT-TO-SCALE

LEGEND

ANNEXATION BOUNDARY

EXISTING CITY LIMIT

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. 6557

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
FILE 70 OF PARCEL MAPS, PAGE 92 OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN
THEREON (ex160805.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-65886
ANNEXATION AREA = 4.832 ACRES





ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-65886

Hays Family Trust

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-65886	COPIES TO: File

ANX-65886- ANNEXATION - APPLICANT: NANCY THORNTON - OWNER: HAYS FAMILY TRUST -
For possible action on a Petition to Annex 5.00 acres at the northwest corner of North Park Street and West
Fisher Avenue (APN:125-31-601-002), Ward 6 (Ross) [PRJ-65219].

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: Northwest corner of North Park Street and West Fisher Avenue

Acreage: 5.00

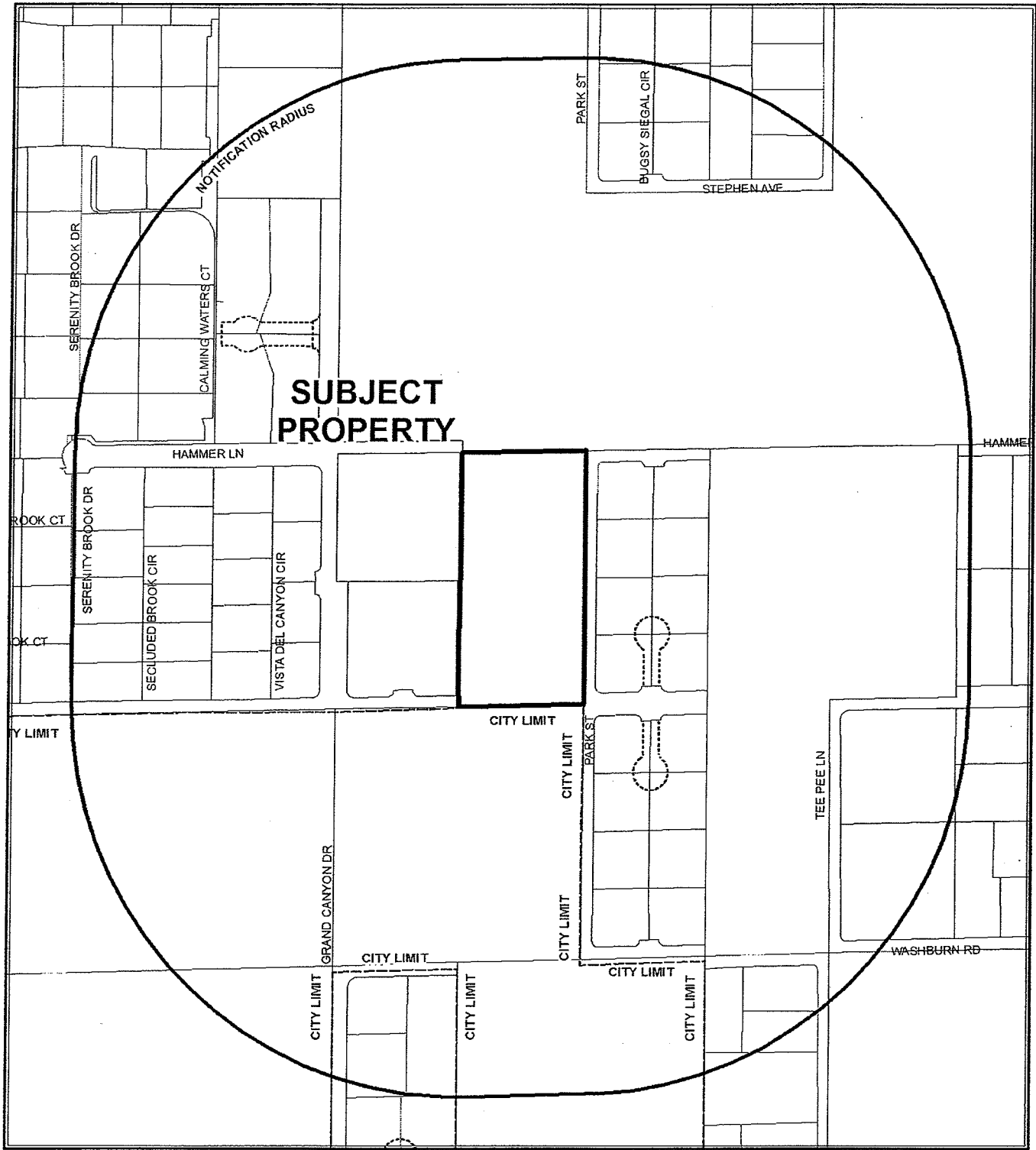
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

Existing Use: Undeveloped

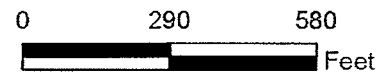
Proposed City of Las Vegas Land Use: RNP (Rural Neighborhood Preservation)

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



CASE: **ANX-65886**

RADIUS: 1000 FEET



EXPLANATION:

This legal description describes a parcel of land, generally located east of Grand Canyon Drive and south of Hammer Lane for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 19 South, Range 60 East, MDM, Clark County, Nevada.

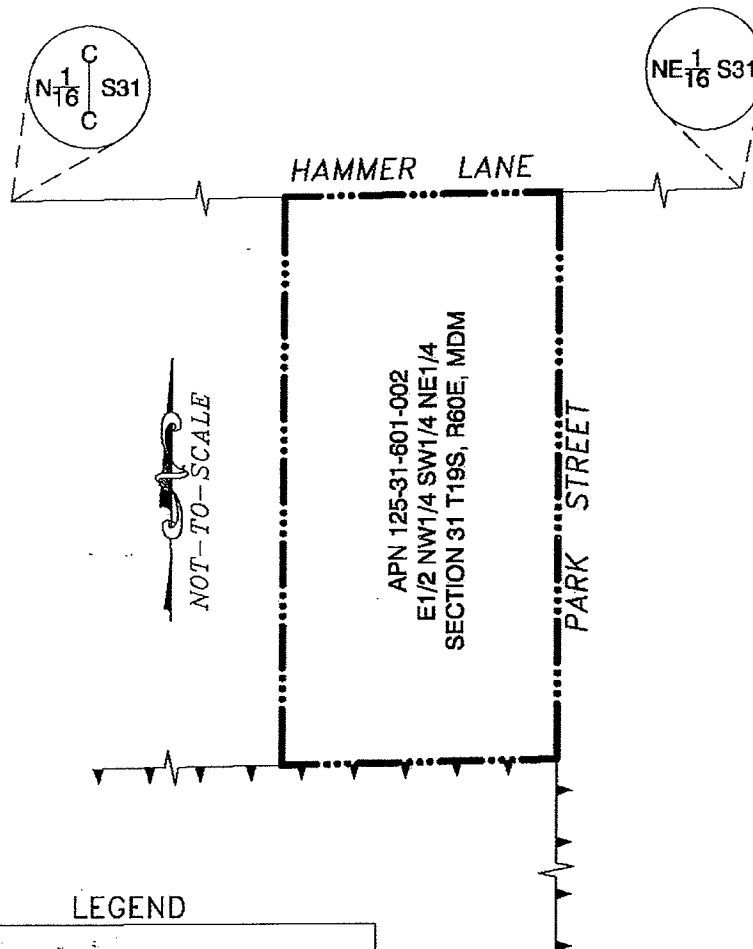
The above-described parcel of land contains an area of 4.832 acres, more or less.

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

E1/2 NW1/4 SW1/4 NE1/4 SECTION 31, T19S, R60E, MDM
CLARK COUNTY, NEVADA



LEGEND

ANNEXATION BOUNDARY ————

EXISTING CITY LIMIT ▲▲▲▲

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. _____
THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
FILE 70 OF PARCEL MAPS, PAGE 92 OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN
THEREON (ex160805.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-65886
ANNEXATION AREA = 4.832 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:

0.5 ACRES

General Location of Annexation Area:

APN 125-31-601-002
NWC OF PARK STREET & FISHER AVE

Respectfully submitted,

Signature: _____

«OWNERSNAME»

NANCY F. THORNTON, CO-TRUSTEE OF THE HAYS FAMILY TRUST

Signature: _____

«OWNERSNAME»

Name (Print):

NANCY F. THORNTON, CO-TRUSTEE

Address:

HAYS FAMILY TRUST

c/o FOSTER THORNTON LLC

12770 HIGH BLUFF DRIVE, SUITE 170

SAN DIEGO, CA 92130

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.

Nancy F. Thornton, CO-TRUSTEE
«OWNERSNAME» NANCY F. THORNTON

«OWNERSNAME»

Subscribed and sworn to before me this

____ day of _____, 20____

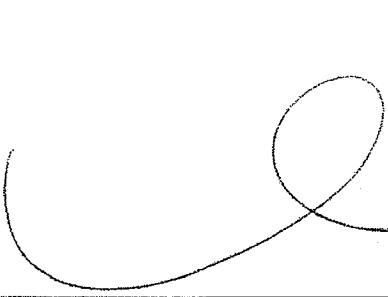
NOTARY PUBLIC in and for said County and State

SEE ATTACHED

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me

on this 12 day of AUGUST, 2016,
by Date Month Year

(1) NANCY F. THORNTON

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Signature Kaitlyn Brannen
Signature of Notary Public

Seal
Place Notary Seal Above

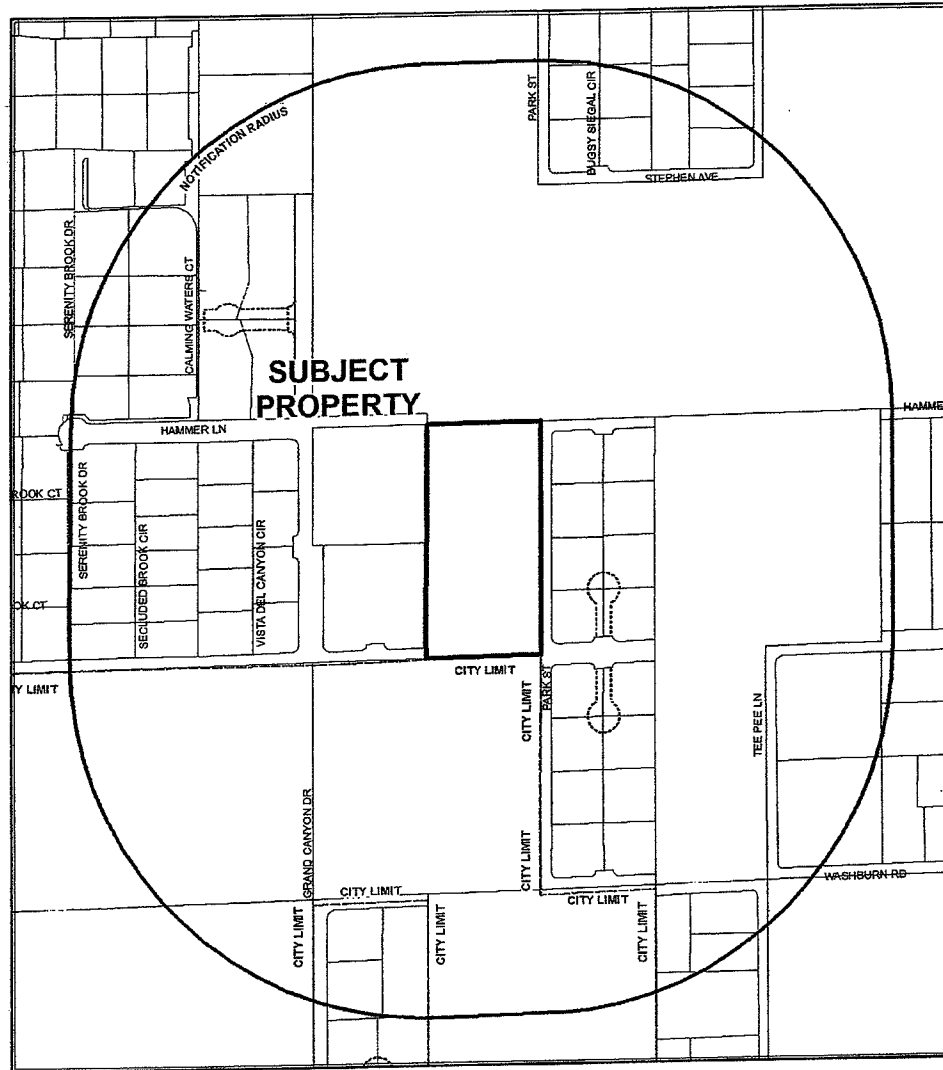
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AGREEMENT Document Date: 8/12/16

Number of Pages: 2 Signer(s) Other Than Named Above: N/A



CASE: ANX-65886
RADIUS: 1000 FEET

