

9

Inst #: 20160621-0001806

Fees: \$25.00

N/C Fee: \$0.00

06/21/2016 01:24:02 PM

Receipt #: 2797013

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: MAYSM 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# 12526402002

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

ORDINANCE NO. 6535

BILL NO. 2016-36

ANX-62383

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

RECORDING REQUESTED BY:

Carman Burney

RETURN TO: Name City of Las Vegas, Department of Planning

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 CERTIFIED AS A TRUE COPY

5 *LuAnn D. Holmes*
6 LuAnn D. Holmes, City Clerk
City of Las Vegas
6/21/16 8 pgs

7
8 BILL NO. 2016-36

9 ORDINANCE NO. 6535

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-62383)

13 Sponsored by: Councilman Steven D. Ross

Summary: Annexes property described as
located at 6645 West El Campo Grande
Avenue.

14
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 Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4)
21 of Section 26, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada,
22 as described in Grand, Bargain, Sale Deed recorded in Book 20061031 as
Instrument Number 02038 of Clark County Nevada records, together with the
adjoining 30.00 foot south half street right of way of El Campo Grande Avenue
described as follows:

23 COMMENCING at the centerline intersection of El Campo Grande Avenue and
24 Gilbert Lane; thence along the centerline of said El Campo Grande Avenue,
South 88°30'26" East 50.39 feet to the beginning of a curve concave northwesterly
25 having a radius of 1120.00 feet; thence northeasterly along said curve through a

1 central angle of 13°15'52" an arc length of 259.29 feet to the POINT OF
2 BEGINNING; thence continuing northeasterly along said 1120.00 feet radius curve
3 through a central angle of 0°33'03" an arc length of 10.77 feet; thence
4 North 77°39'00" East 9.07 feet to a curve concave southeasterly having a radius of
745.00 feet; thence northeasterly along said curve through a central angle of
12°25'39" an arc length of 161.59 feet; thence departing said centerline along the
radial line of said curve, South 00°04'39" West 30.00 feet to the south line of said
El Campo Grande Avenue at the northeast corner of said Grand, Bargain, Sale
Deed parcel; thence South 01°36'27" West 367.50 feet to the southeast corner of
said parcel; thence North 81°55'18" West 173.71 feet to the southwest corner of
said parcel; thence North 01°36'27" East 322.34 feet to the northwest corner of said
parcel at the south line of said El Campo Grande Avenue; thence
North 12°24'39" West 30.00 feet to the POINT OF BEGINNING.

8 BASIS OF BEARINGS: South 01°36'27" West being the east line of Grand,
9 Bargain, Sale Deed parcel recorded in Book 20061031 as Instrument Number
02038 of Clark County Nevada records.

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

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

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

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

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

24 D. The City is eligible to annex the described territory because the present or
25 previous landowners have signed a petition constituting one hundred percent (100%) of the owners

1 of record of individual lots or parcels of land within the annexation area.

2 SECTION 3: The City will provide police protection through the Las Vegas
3 Metropolitan Police Department, fire protection, street maintenance, and library services
4 immediately upon annexation. Garbage collection by the company franchised by the City will also

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

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

23 SECTION 5: The described territory, together with the inhabitants and property
24 thereof, shall, from and after the 23rd day of June, 2016, be subject to all debts, laws, ordinances
25 and regulations in force in the City and shall be entitled to the same privileges and benefits as other

1 parts of the City, and shall be subject to municipal taxes levied by the City.

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

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

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

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

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 15th day of June,

2016.

APPROVED:

By 
CAROLYN G. GOODMAN, Mayor

ATTEST:


 LUANN D. HOLMES, MMC
 City Clerk

APPROVED AS TO FORM:

Val Steed, 5-3-16
Deputy City Attorney Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 18th day of May, 2016, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 15th day of June, 2016, which
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance
5 was read by title to the City Council as first introduced and adopted by the following vote:

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

8 VOTING "NAY": None

9 ABSENT: None

10 ABSTAINED: None

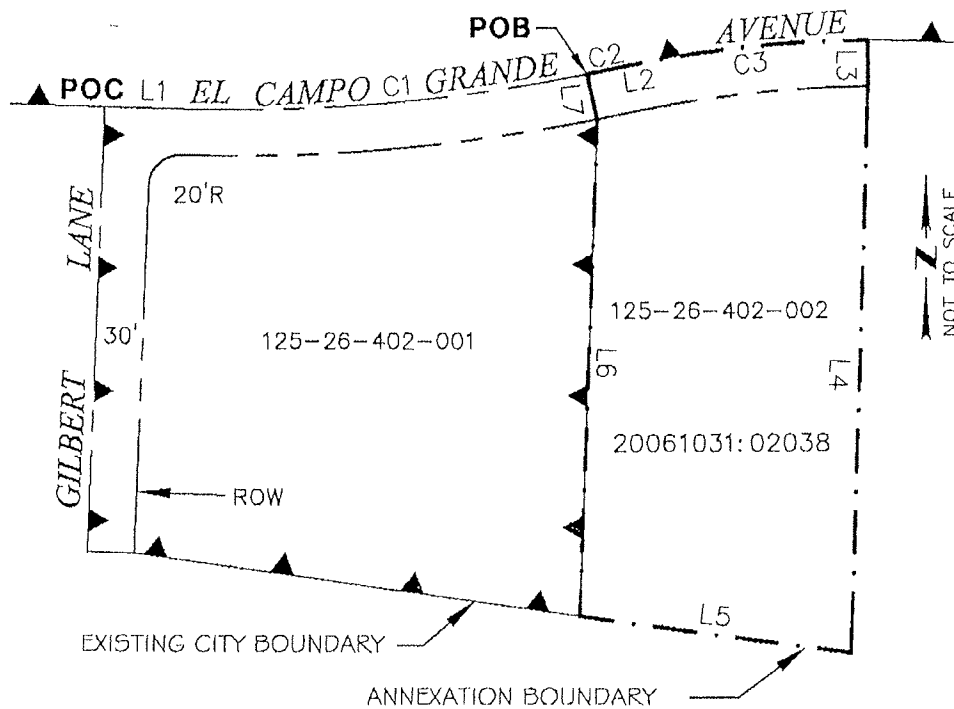
11
12 APPROVED:

13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk

PORTION OF SW 1/4 SW 1/4 SEC 26, T19S, R60E, M.D.M.



ANNEXATION AREA = 1.50 AC

ANX-62383

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. **6535**

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 20061031 AS INSTRUMENT NUMBER 02038 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON.

12/17/15 F:\PL\DEPARTMENT\SDS\PROJ\RIGHT-OF-WAY\RW PLATS\ANX-62383.DWG

DEPARTMENT OF OPERATIONS AND MAINTENANCE	
RIGHT-OF-WAY SECTION	
DATE: DEC/2015	DRAWN BY: BYU
SHEET: 1 OF 2	



ANNEXATION PLAT FOR
ANX-62383

SOUTH OF EL CAMPO GRANDE AVENUE
EAST OF GILBERT LANE

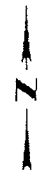
12/17/15 F:\VW\DEPARTMENT\SD\SKPROJ\RIGHT-OF-WAY\VIEW PLATS\ANX-62383.DWG

COURSE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1120.00'	13°15'52"	259.29'	130.23'
C2	1120.00'	00°33'03"	10.77'	5.39'
C3	745.00'	12°25'39"	161.59'	81.11'

COURSE TABLE

NO.	BEARING	LENGTH
L1	S88°30'26"E	50.39'
L2	N77°39'00"E	9.07'
L3	S00°04'39"W	30.00'
L4	S01°36'27"W	367.50'
L5	N81°55'18"W	173.71'
L6	N01°36'27"E	322.34'
L7	N12°24'39"W	30.00'

 NOT TO SCALE

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION



DATE: DEC/2015

DRAWN BY: BYU

SHEET: 2 OF 2

ANNEXATION PLAT FOR
ANX-62383

SOUTH OF EL CAMPO GRANDE AVENUE
EAST OF GILBERT LANE



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-62383

Bradley Tubin Revocable Trust

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

AFFECTED 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

04/20/16

TO: Val Steed City Attorney's Office	FROM: Planning Department Fred Solis, AICP Case Planning x5409
SUBJECT: ANX-62383	COPIES TO: File

ANX-62383 - ANNEXATION - APPLICANT: CITY OF LAS VEGAS - OWNER: BRADLEY TUBIN REVOCABLE TRUST - For possible action on a Petition to Annex 1.33 acres at 6645 West El Campo Drive Avenue (APN 125-26-402-002), Ward 6 (Ross).

The following dates are proposed:

Introduction by City Council: May 18, 2016

Recommending Committee: May 31, 2016

City Council Final Reading: June 15, 2016

Effective Date/Recordation of Ordinance: June 23, 2016

Location: 6645 West El Campo Drive Avenue

Acreage: 1.33

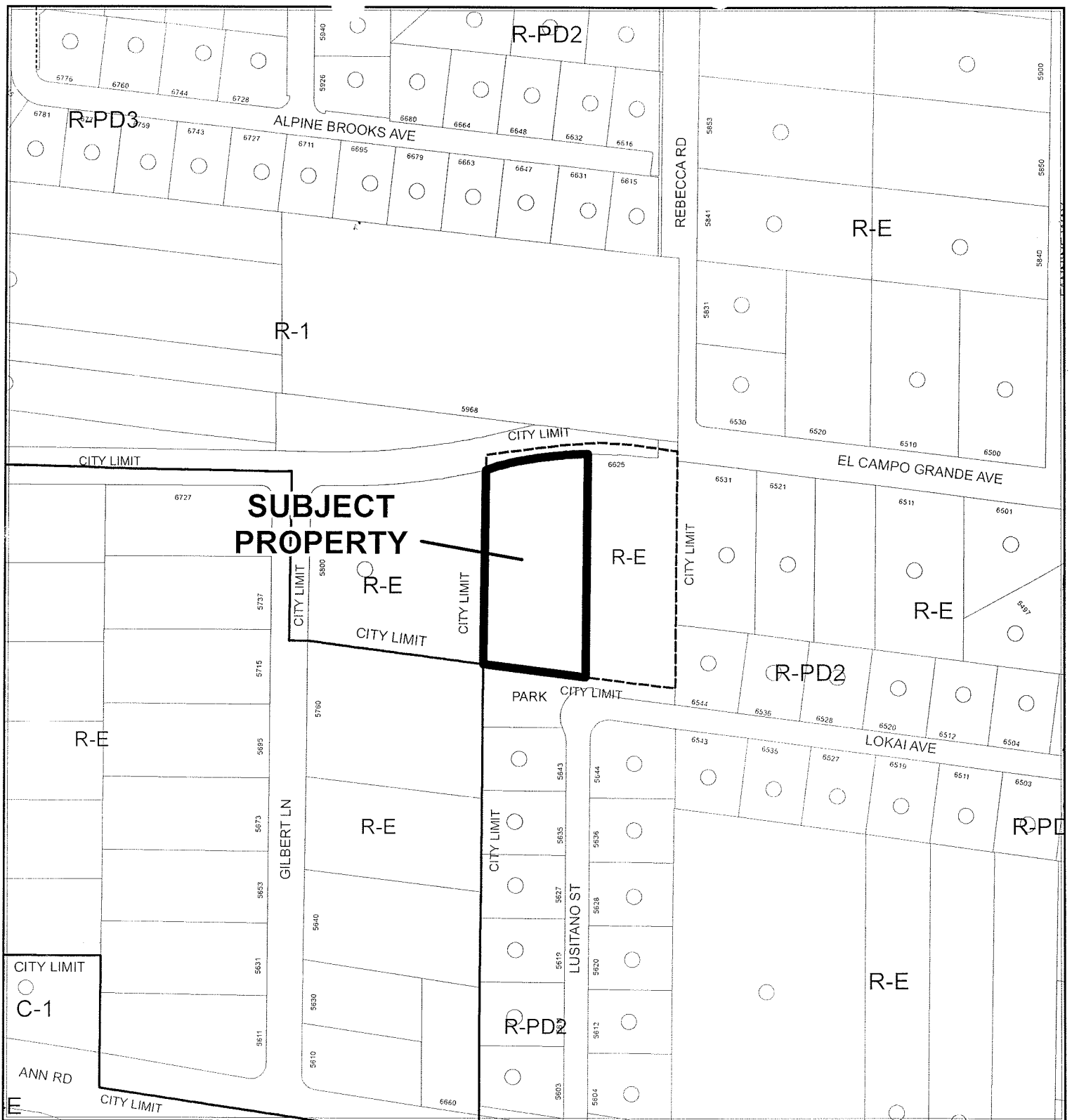
County Zoning: R-E (Rural Estates Residential)

County Land Use: RNP (Rural Neighborhood Preservation)

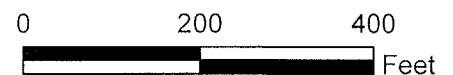
Existing Use: Single Family Residential

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

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



CASE: ANX-62383



EXPLANATION

This legal description describes a parcel of land generally located east of Gilbert Lane and south of El Campo Grande Avenue for annexation purposes.

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, as described in Grand, Bargain, Sale Deed recorded in Book 20061031 as Instrument Number 02038 of Clark County Nevada records, together with the adjoining 30.00 foot south half street right of way of El Campo Grande Avenue described as follows:

COMMENCING at the centerline intersection of El Campo Grande Avenue and Gilbert Lane; thence along the centerline of said El Campo Grande Avenue, South $88^{\circ}30'26''$ East 50.39 feet to the beginning of a curve concave northwesterly having a radius of 1120.00 feet; thence northeasterly along said curve through a central angle of $13^{\circ}15'52''$ an arc length of 259.29 feet to the POINT OF BEGINNING; thence continuing northeasterly along said 1120.00 feet radius curve through a central angle of $0^{\circ}33'03''$ an arc length of 10.77 feet; thence North $77^{\circ}39'00''$ East 9.07 feet to a curve concave southeasterly having a radius of 745.00 feet; thence northeasterly along said curve through a central angle of $12^{\circ}25'39''$ an arc length of 161.59 feet; thence departing said centerline along the radial line of said curve, South $00^{\circ}04'39''$ West 30.00 feet to the south line of said El Campo Grande Avenue at the northeast corner of said Grand, Bargain, Sale Deed parcel; thence South $01^{\circ}36'27''$ West 367.50 feet to the southeast corner of said parcel; thence North $81^{\circ}55'18''$ West 173.71 feet to the southwest corner of said parcel; thence North $01^{\circ}36'27''$ East 322.34 feet to the northwest corner of said parcel at the south line of said El Campo Grande Avenue; thence North $12^{\circ}24'39''$ West 30.00 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS: South $01^{\circ}36'27''$ West being the east line of Grand, Bargain, Sale Deed parcel recorded in Book 20061031 as Instrument Number 02038 of Clark County Nevada records.

The above described parcel of land contains an area of 65,474 square feet more or less.

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

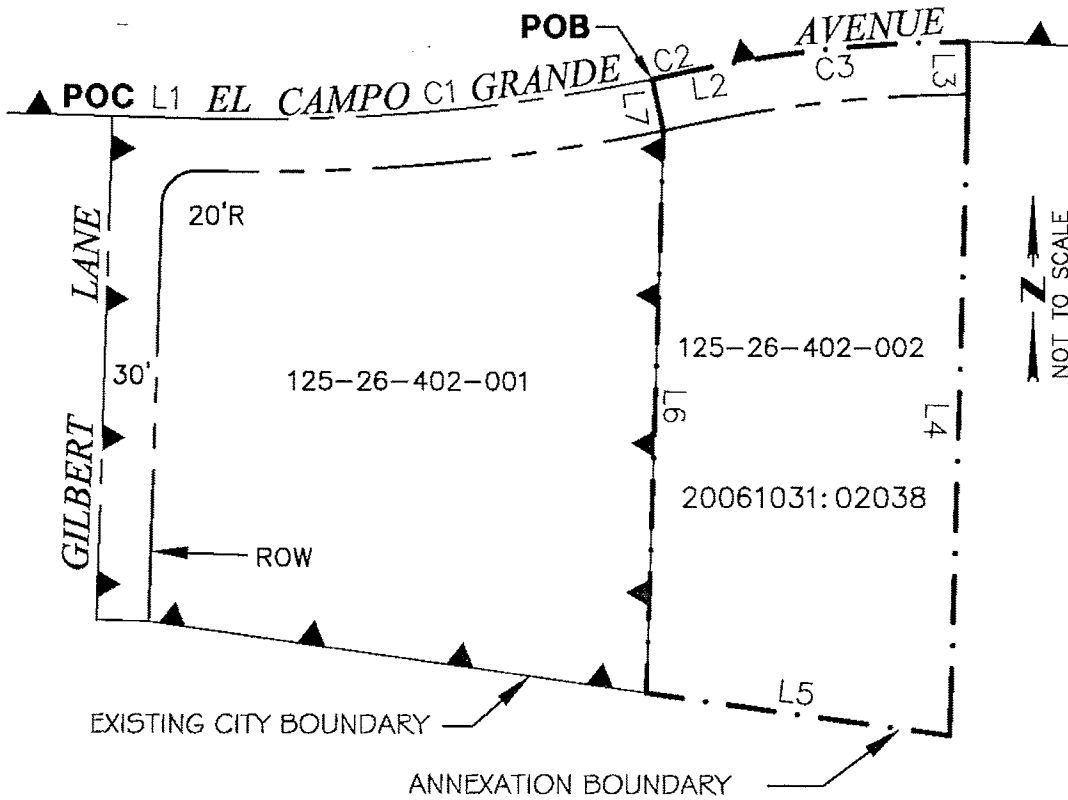
END OF DESCRIPTION

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

Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-62383

PORTION OF SW 1/4 SW 1/4 SEC 26, T19S, R60E, M.D.M.



ANNEXATION AREA = 1.50 AC

ANX-62383

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

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON GRANT, BARGAIN, SALE DEED RECORDED IN BOOK 20061031 AS INSTRUMENT NUMBER 02038 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN HEREON.

12/17/15 F:\PW\DEPARTMENT\SDSKPROJ\RIGHT-OF-WAY\RW PLATS\ANX-62383.DWG

DEPARTMENT OF OPERATIONS AND MAINTENANCE	
RIGHT-OF-WAY SECTION	
DATE: DEC/2015	DRAWN BY: BYU
SHEET: 1 OF 2	



ANNEXATION PLAT FOR
ANX-62383
SOUTH OF EL CAMPO GRANDE AVENUE
EAST OF GILBERT LANE

12/17/15 F:\PW\DEPARTMENT\SDSKPROJ\RIGHT-OF-WAY\RW PLATS\ANX-62383.DWG

COURSE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1120.00'	13°15'52"	259.29'	130.23'
C2	1120.00'	00°33'03"	10.77'	5.39'
C3	745.00'	12°25'39"	161.59'	81.11'

COURSE TABLE		
NO.	BEARING	LENGTH
L1	S88°30'26"E	50.39'
L2	N77°39'00"E	9.07'
L3	S00°04'39"W	30.00'
L4	S01°36'27"W	367.50'
L5	N81°55'18"W	173.71'
L6	N01°36'27"E	322.34'
L7	N12°24'39"W	30.00'



 NOT TO SCALE



DEPARTMENT OF OPERATIONS AND MAINTENANCE

RIGHT-OF-WAY SECTION

DATE: DEC/2015

DRAWN BY: BYU

SHEET: 2 OF 2

ANNEXATION PLAT FOR
ANX-62383

SOUTH OF EL CAMPO GRANDE AVENUE
EAST OF GILBERT LANE

PETITION FOR ANNEXATION

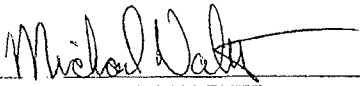
TO: THE CITY COUNCIL

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 1.33 acre(s)) located at SOUTH OF EL CAMPO GRANDE AVENUE, WEST OF REBECCA ROAD, a proposed SINGLE FAMILY DWELLING - APN# 125-26-402-002

Number of Acres to be Annexed: 1.33General Location of Annexation Area: SOUTH OF EL CAMPO GRANDE AVENUE, WEST OF REBECCA ROAD

Respectfully submitted,

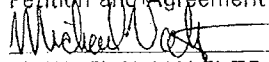
Signature: 
MICHAEL N. VALENTE

Name (Print): MICHAEL N. VALENTE
Address: 6531 WEST EL CAMPO GRANDE AVENUE
LAS VEGAS, NEVADA 89130-1215

Telephone: (702) 591-6524AGREEMENT

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.


MICHAEL N. VALENTE

INDIVIDUAL ACKNOWLEDGEMENT

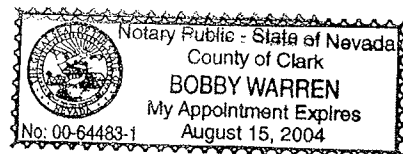
STATE OF NEVADA

)
) ss.

COUNTY OF CLARK

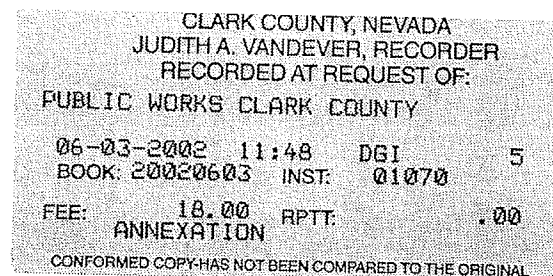
On this 3rd day of June, 2002, personally appeared
before me, a Notary Public in and for the County of Clark, State of Nevada,
Michael Valente known to me to be the person described in and who
executed the above instrument, and who acknowledged to me that he executed the same freely and
voluntarily and for the uses and purposes therein mentioned.

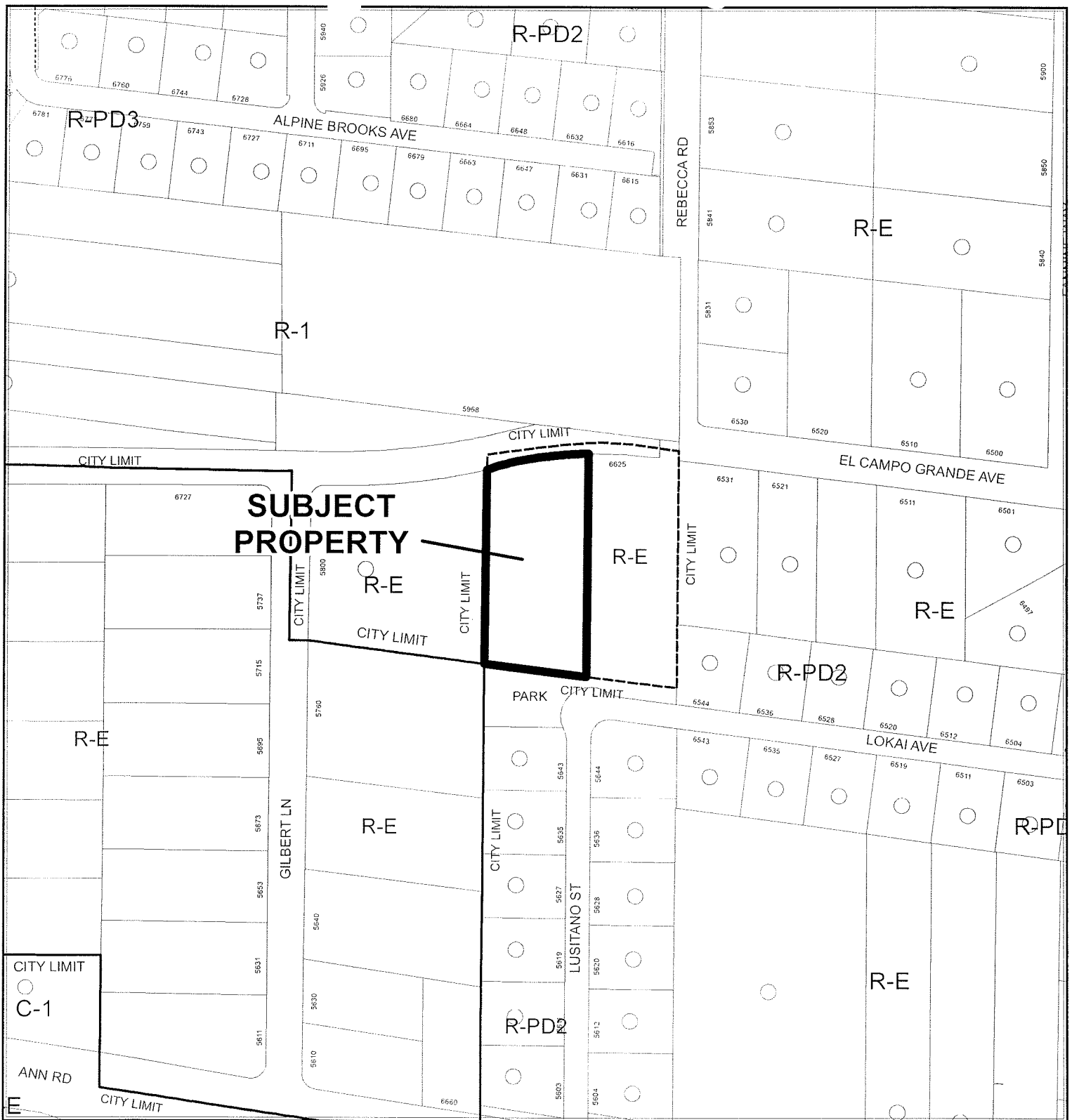
B. J. Warren
NOTARY PUBLIC, in and for said County and State

My Commission Expires: August 15, 2004

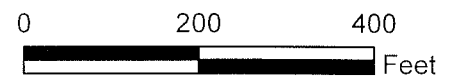
WHEN RECORDED, MAIL TO:

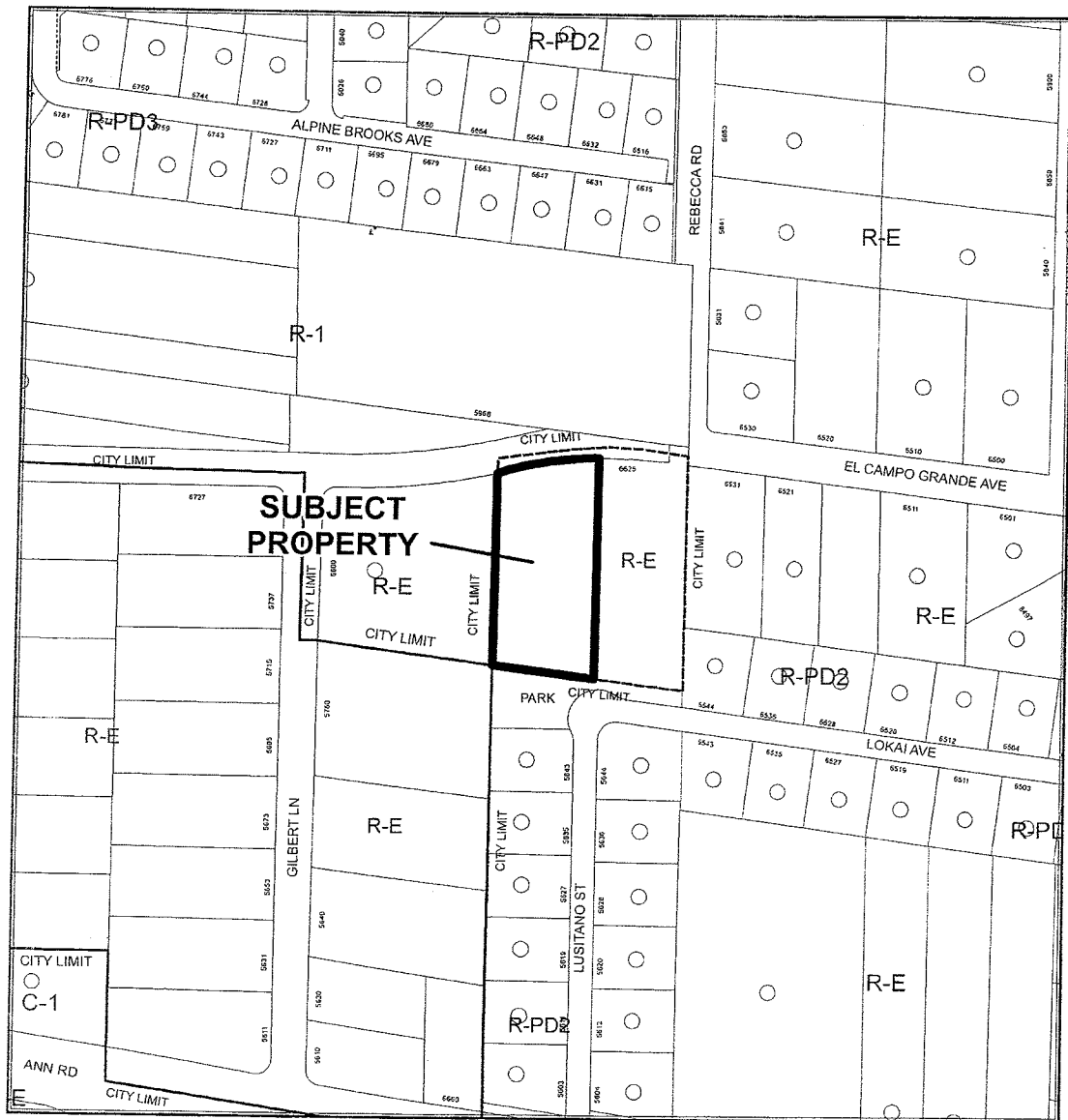
Land Development Services
Department of Public Works
400 E. Stewart Avenue
Las Vegas, Nevada 89101





CASE: ANX-62383





CASE: ANX-62383

