

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.lasvegasnevada.gov



052823

RECEIVED  
CITY CLERK

March 2, 2005

2005 MAR -4 P 1:12

Department of Taxation  
1550 East College Parkway, Suite 115  
Carson City, Nevada 89706

Re: Annexation ANX-5586  
Parcel Number(s): 125-27-803-008

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for ANX-5586 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is February 25, 2005.

The annexation area consists of approximately 6.859 acres, generally located on the northeast corner of Ann Road and Balsam Street.

If there are any questions regarding this annexation, please advise.

Very truly yours,

  
Thomas A. Berigo  
Planning and Development Department

TAP:tm

Attachment:

1. Annexation Ordinance #5753
2. Accurate Map

cc: City Clerk  
(w/Annexation Ordinance & Location Map)

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Steve Wolfson  
Lois Tarkanian

City Manager  
Douglas A. Selby



Requestor:  
LAS VEGAS CITY  
02/24/2005 13:40:57 T20050034311  
Book/Instr: 20050224-0002940  
Annexation Page Count: 7  
Fees: \$20.00 N/C Fee: \$0.00

1 APN: 125-27-803-008

2  
3  
4 CERTIFIED AS A TRUE COPY  
*Beverly K. Bridges*  
CITY CLERK, CITY OF LAS VEGAS, CHIEF DEPUTY  
NEVADA (6 pgs - 2/24/2005)  
Beverly K. Bridges  
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Frances Deane  
Clark County Recorder

**BILL NO. 2005-8**

**ORDINANCE NO. 5753**

AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-5586)

Sponsored by: Councilman Michael Mack Summary: Annexes property described generally as located on the northeast corner of Ann Road and Balsam Street.

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

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

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 19 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, being LOT 2 and the adjacent half street rights of way of RAINBOW BOULEVARD (width varies), ANN ROAD (width varies), and BALSAM STREET (30.00 feet wide as measured from the centerline thereof) as shown on Parcel Map in File 96, Page 77, recorded December 1, 1999 of Clark County, Nevada Records, described as follows:

COMMENCING at the southeast corner of said Section 27, said corner also being the centerline intersection of RAINBOW BOULEVARD and ANN ROAD; thence along the south line of said Section 27 and the centerline of ANN ROAD, South 89°13'48" West 339.45 feet to the POINT OF BEGINNING; thence continuing along said south line, South 89°13'48" West 335.84 feet to the centerline of said BALSAM STREET; thence departing said south line and along the centerline of said BALSAM STREET, North

1 00°09'43" West 595.34 feet; thence departing said centerline, South  
2 89°54'32" East 30.00 feet to the northwest corner of said LOT 2; thence  
3 along the north line of said LOT 2, South 89°54'32" East 595.16 feet to the  
4 northeast corner of said LOT 2; thence continuing along the easterly  
5 projection of said north line, South 89°54'32" East 50.00 feet to the  
6 centerline of said RAINBOW BOULEVARD; thence along the centerline of  
7 said RAINBOW BOULEVARD, South 00°10'17" East 283.93 feet; thence  
8 departing said centerline, South 89°49'43" West 55.00 feet to the southeast  
9 corner of said LOT 2 on the west line of said RAINBOW BOULEVARD and  
10 to the beginning of a non-tangent curve, concave northwesterly, having a  
11 radius of 20.00 feet, the radial line through said corner bears South 48°44'36"  
12 East; thence southwesterly through a central angle of 48°35'36", and an arc  
13 distance of 16.96 feet; thence non-tangent to said curve, South 00°10'17"  
14 East 5.00 feet to the north line of LOT 1 as shown on said Parcel Map in  
15 File 96, Page 77; thence along the north line of said LOT 1, South 89°49'43"  
16 West 270.00 feet to the northwest corner of said LOT 1; thence along the  
17 west line thereof, South 00°10'17" East 238.04 feet to the north line of said  
18 ANN ROAD; thence South 00°46'12" East 55.00 feet to the POINT OF  
19 BEGINNING.

20 The BASIS OF BEARING; North 89°13'48" East, being the south line of the  
21 Southeast Quarter (SE 1/4) of Section 27 Township 19 South, Range 60 East,  
22 M.D.M., also being the centerline of ANN ROAD as per Book 68 of Plats,  
23 Page 1 of Clark County, Nevada Records.

24 Written by:  
25 Brian Yu PLS  
26 731 Fourth Street,  
27 Public Works,  
28 City of Las Vegas

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;
- C. The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983;
- D. The City is eligible to annex the described territory since the landowners have signed a petition constituting one hundred percent

1 (100%) of the owners of record of individual lots or parcels of land  
2 within the annexation area.

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

21 SECTION 4: The annexation of the described territory shall become  
22 effective on the 25th day of February, 2005, and on that date the City will have the funds  
23 appropriated in sufficient amount to finance the extension into the described territory of  
24 police protection, fire protection, street maintenance, street sweeping, and street lighting  
25 maintenance.

26 SECTION 5: The described territory, together with the inhabitants and  
27 property thereof, shall, from and after the 25th day of February, 2005, be subject to all debts,  
28 laws, ordinances and regulations in force in the City and shall be entitled to the same

1 | privileges and benefits as other parts of the City, and shall be subject to municipal taxes  
2 | levied by the City.

3 |           SECTION 6: The City Engineer is hereby instructed to cause to be prepared  
4 | an accurate map or plat of the described territory and to record the map or plat, together with  
5 | a certified copy of this ordinance, in the office of the County Recorder of Clark County,  
6 | Nevada, which recording shall be done prior to the 25th day of February, 2005.

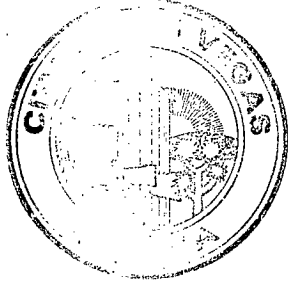
7 |           SECTION 7: The described territory, which previously has been zoned R-E  
8 | (ROI to C-1) (County of Clark classification), is hereby classified as U (R) (ROI to C-1)  
9 | (City of Las Vegas classification), which is deemed to be the City equivalent of the County  
10 | classification.

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

20 |           SECTION 9: All ordinances or parts of ordinances, sections, subsections,  
21 | ...  
22 | ...  
23 | ...  
24 | ...  
25 | ...  
26 | ...  
27 | ...  
28 | ...

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

3 PASSED, ADOPTED and APPROVED this 16<sup>th</sup> day of February  
4 2005.



5 APPROVED:

6  
7 By [Signature]  
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10 [Signature]  
11 BARBARA JO RONEMUS, City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 1/19/05  
14 Date

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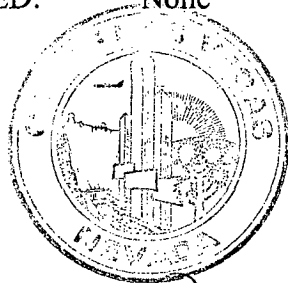
1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 2<sup>nd</sup> day of February, 2005, and referred to a committee for  
3 recommendation; thereafter the committee reported favorably on said ordinance on the  
4 16<sup>th</sup> day of February, 2005, which was a regular meeting of said Council; that at said  
5 regular meeting, the proposed ordinance was read by title to the City Council as first  
6 introduced and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman  
8 Councilmembers: Reese, Brown, Weekly, Mack, Wolfson and  
9 Tarkanian

10 VOTING "NAY": None

11 EXCUSED: None

12 ABSTAINED: None



13 APPROVED:

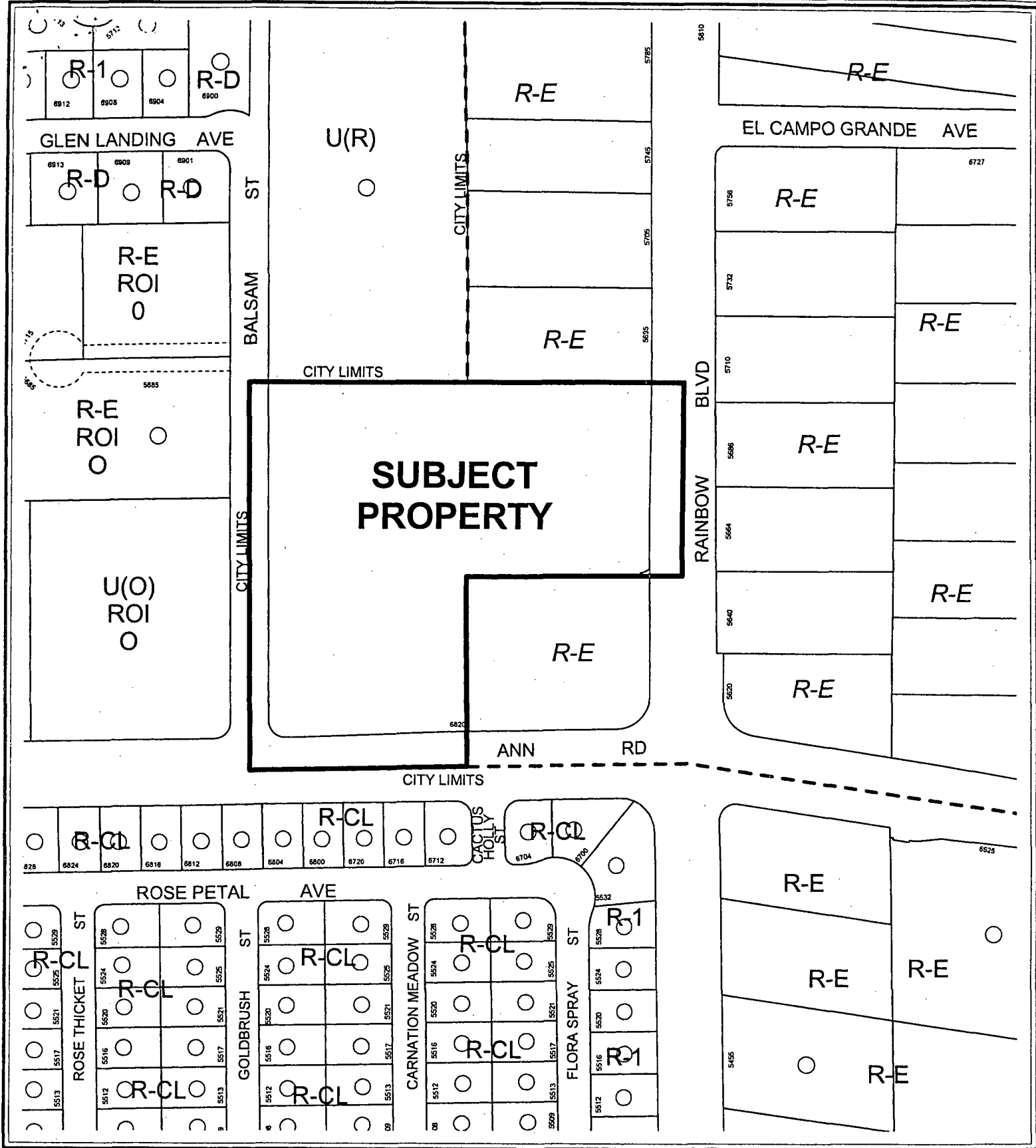
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15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

17   
18 BARBARA JO RONEMUS, City Clerk

19 WHEN RECORDED PLEASE MAIL TO:  
20 THOMAS A. PERRIGO  
21 Planning and Development Department  
22 731 South Fourth Street  
23 Las Vegas, Nevada 89101  
24  
25  
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CASE: ANX-5586

