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RECEIVED
CITY CLERK

May 18, 2000

2000 MAY 25 P 3: 54

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

Re: Annexation A-36-99(A)

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for A-36-99(A) and recorded survey map are referred to your office. Please note that the effective date of the Ordinance is May 12, 2000.

The annexation area consists of approximately 13.520 acres of land located east of Michael Way, between Madre Mesa Drive and Roberta Lane.

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

Very truly yours,

Robert S. Genzer, Deputy Director
Planning and Development Department

RSG:va

Attachment:

1. Annexation Ordinance #5216
2. Survey Map

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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

COPY

Bill No. 2000-26

Ordinance No. 5216

RECEIVED
CITY CLERK

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 AND OBLIGATIONS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (Annexation A-36-99(A))

Sponsored by:
Councilman Lawrence Weekly

Summary: Annexes property described generally as located east of Michael Way, between Madre Mesa Drive and Roberta Lane.

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 include, annex to, and make a part of the City of Las Vegas, Nevada, the following described real property, to-wit:

That portion of the Southeast Quarter (SE¼) of Section 13, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 13 as shown on the Record of Survey in File 52 of Surveys, Page 20; thence along the East line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section 13, being the centerline of DECATUR BOULEVARD, North 02°27'26" East 1320.32 feet (North 01°16'50" East, record bearing) to the Northeast corner of the Southeast Quarter (SE¼) of said Southeast Quarter (SE¼); thence along the centerline of ROBERTA LANE, North 87°46'19" West 960.82 feet to the intersection with the Southerly prolongation of the West line of that certain parcel of land annexed to the City of Las Vegas by Ordinance No. 4071, recorded March 19, 1997 in Book 97319 as Instrument Number 00321 of Clark County, Nevada Records; thence continuing along said centerline, North 87°27'16" West 30.00 feet to the POINT OF BEGINNING at the Southeast corner of that certain parcel of land described by GRANT, BARGAIN and SALE DEED to SAXTON DEVELOPMENT, recorded June 11, 1998 in Book 980611 as Instrument Number 00356 of Clark County, Nevada Records; thence continuing along the centerline of said ROBERTA LANE and along the Southerly line of said SAXTON Parcel, North 87°27'16" West 329.29 feet to the Southwest corner of said SAXTON Parcel; thence along the West line of said SAXTON Parcel, North 02°30'55" East 4.51 feet to the intersection with the East-West FENCE & POSSESSION LINE as shown on the parcel map in File 1 of Parcel Maps, Page 17 of Clark County, Nevada Records; thence along said East-West FENCE & POSSESSION LINE, North 87°29'23" West 725.05 feet to the intersection with the West line of Lot 4 of said parcel map in File 1 of Parcel Maps, Page 17; thence along the West line of said Lot 4, along the North-South FENCE & POSSESSION LINE as shown on said parcel map in File 1 of Parcel Maps, Page 17, North 02°25'44" East 330.79 feet; thence continuing along the West line of said Lot 4 and the Northerly prolongation of said West line and continuing along said North-South FENCE & POSSESSION LINE, North 02°26'16" East 329.91 feet to the centerline of MADRE MESA DRIVE also being the South line of that certain parcel of land annexed to the CITY OF LAS VEGAS by Ordinance No. 2141, recorded February 12, 1981 as Document Number 1314761 of Clark County, Nevada

ADN: 138-13-701-D18, 028, 041

CERTIFIED AS A TRUE COPY

Deborah K. ...
CITY CLERK, CITY OF LAS VEGAS, Nevada
NEVADA (5/19/2000)

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Records: thence along said centerline and along the South line of said annexed parcel. South 87°31'17" East 722.91 feet to the intersection with the Northerly prolongation of the East line of Lot 3 of said File 1 of Parcel Maps, Page 17; thence along said Northerly prolongation and the East line of said Lot 3, South 02°20'09" West 329.85 feet to the Northwest corner of the aforementioned SAXTON Parcel, described by said Book 980611 as Instrument Number 00356; thence along the North line of said SAXTON Parcel, South 87°18'28" East 330.41 feet to the Northeast corner of said SAXTON Parcel; thence along the East line of said SAXTON Parcel, South 02°21'23" West 334.91 feet to the POINT OF BEGINNING.

SECTION 2: That said City Council has determined and does hereby determine, that said described territory meets the requirements provided by law for annexation to the City of Las Vegas 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 of Las Vegas;
- 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 of Las Vegas is eligible to annex the area described in this report since the landowners have signed a petition constituting one hundred percent (100%) of the owners of record of individual lots or parcels of land within the annexation area.

SECTION 3: The City of Las Vegas will provide police protection through the Las Vegas Metropolitan Police Department, fire protection, street maintenance, and library services immediately upon annexation. Garbage collection by the company franchised by the City will also be provided immediately. The City sanitary sewer system will serve the proposed annexation area. Any connection to or extension of this sewer line to serve the annexation area shall be at the expense of the landowners. Other services, such as participation in the City's recreational programs, special education classes and programs, public works planning, building inspections, and other City services will also be available immediately. Utilities such as gas, electricity, telephone, and water are provided by private utility companies and other services to the area will not be affected by annexation. Street

COPY

1 paving, curbs and gutters, sidewalks and street lights which are not in place at the time of annexation
2 will be installed in the presently developed areas upon the request of the property owners and at their
3 expense by means of special assessment districts. Such improvements will be extended into the
4 undeveloped areas as development takes place and the need therefor arises, and will be located
5 according to the needs of the area at that time. Such installations will also be made at the expense of
6 the property owners, either by means of special assessment districts or as prerequisites to the approval
7 of subdivision plats, building permits or other land use or development applications.

8 SECTION 4: The annexation of said described territory shall become effective on the
9 12th day of May, 2000, and on such date the City of Las Vegas will have the funds appropriated in
10 sufficient amount to finance the extension into said described territory of police protection, fire
11 protection, street maintenance, street sweeping, and street lighting maintenance.

12 SECTION 5: Said described territory, together with the inhabitants and property
13 thereof, shall, from and after the 12th day of May, 2000, be subject to all debts, laws, ordinances and
14 regulations in force in the City of Las Vegas and shall be entitled to the same privileges and benefits
15 as other parts of said City, and shall be subject to municipal taxes levied by the City of Las Vegas,
16 Nevada.

17 SECTION 6: The City Engineer of the City of Las Vegas, Nevada, is hereby instructed
18 to cause to be prepared an accurate map or plat of said described territory and to record the same,
19 together with a certified copy of this ordinance in the office of the County Recorder of Clark County,
20 Nevada, which said recording shall be done prior to the 12th day of May, 2000.

21 SECTION 7: The said described territory, which heretofore has been zoned R-E (ROI
22 to R-1A) (County of Clark classification), is hereby classified as U (R) (ROI to R-PD6) (City of Las
23 Vegas classification), which is deemed to be the City equivalent of said County classification.

24 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause or
25 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid
26 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
27 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
28 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,

COPY

1 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections.
2 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional.
3 invalid or ineffective.

4 SECTION 9: All ordinances or parts of ordinances, sections, subsections, phrases,
5 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
6 1983 Edition, in conflict herewith are hereby repealed.

7 PASSED, ADOPTED and APPROVED this 3rd day of May, 2000.



8 APPROVED:

9 *Oscar B. Goodman*
10 OSCAR B. GOODMAN, Mayor

11 ATTEST:

12 *Barbara Jo Ronemus*
13 BARBARA JO RONEMUS, City Clerk

14
15 APPROVED AS TO FORM:

16 *Val H. ...* *4-10-2000*
17 Date

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COPY

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of April, 2000 and referred to the following committee composed of the Councilmen Weekly and Mack for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of May, 2000 which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, L. B. McDonald, Weekly and Mack

VOTING "NAY": NONE

EXCUSED: Councilman M. McDonald



APPROVED:

Oscar B. Goodman

OSCAR B. GOODMAN, Mayor

ATTEST:

Barbara Jo Ronemus
BARBARA JO RONEUMUS, City Clerk

When Recorded Please Mail To:
ROBERT S. GENZER, DEPUTY DIRECTOR
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

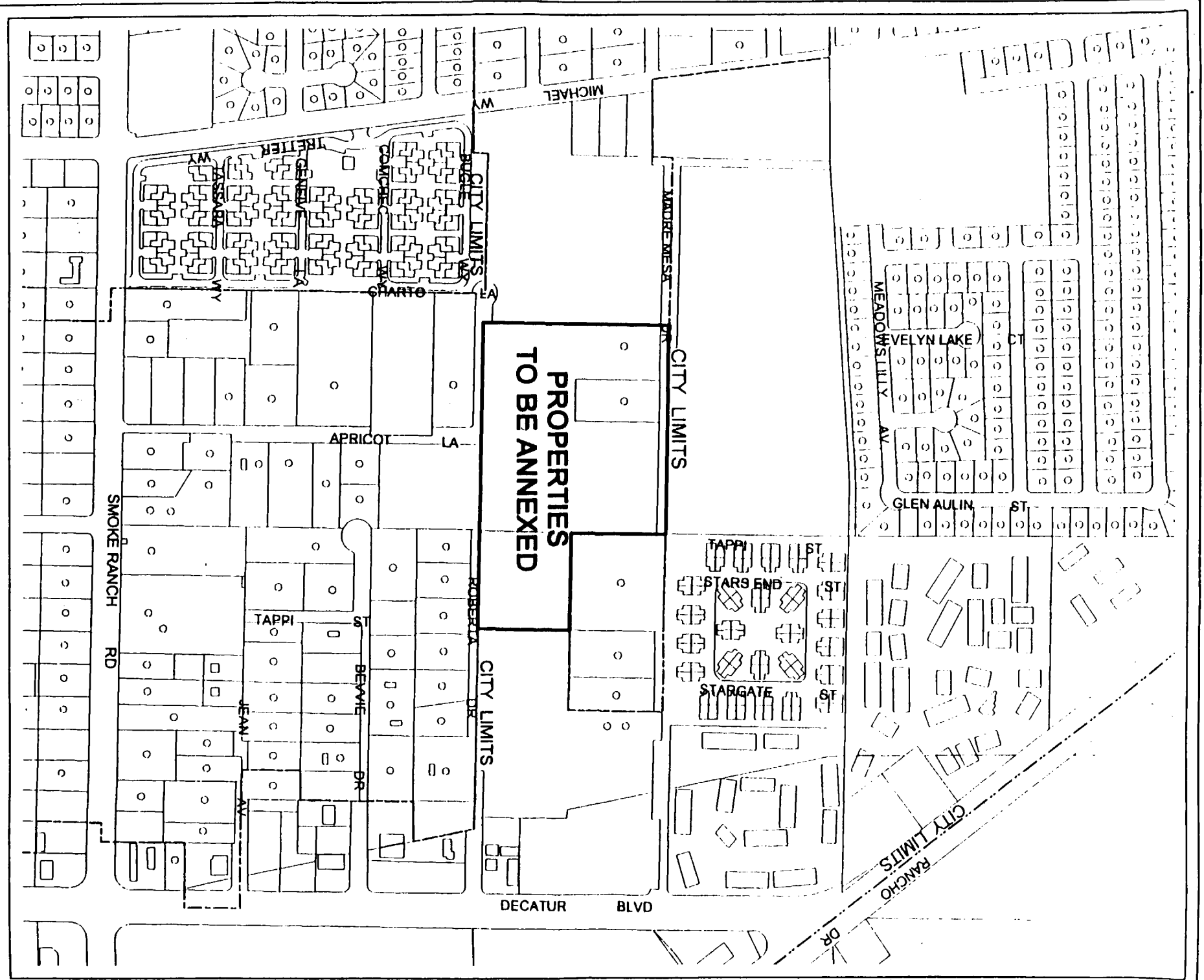
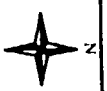
2000 MAY 25 P 3:54

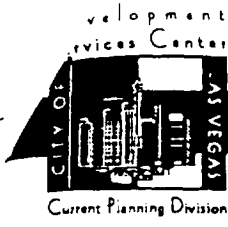
RECEIVED
CITY CLERK

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAS VEGAS CITY

05-11-2000 10:48 BJB 5
BOOK: 20000511 INST: 00529
FEE: 11.00 RPTT: .00
ORDINANCE

CASE: A-36-99(A)





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PÉTITION FORM

Date: _____

APPLICATION/PETITION FOR: Annexation
(Type of Action Requested)

Project Address (Location): Madre Mesa Dr. and Michael Way

Proposed Use: Single Family Homes Assessor's Parcel No(s): 138-13-70-018,028,041

Project Name: madre mesa South

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: _____ Proposed Zoning: _____ Ward No.: _____

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: 14.2 Lots/Units: 85 Density: 600/ac

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): Saxton Incorporated Contact: Michelle Saxton

Address: 5440 W. Sahara Ave., 3rd Flr. Tel: 257-4140 Fax: 221-1127

City: Las Vegas State: NV Zip: 89146

Applicant: (same) Contact: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____

➔ Representative to receive all verbal and/or written communication from the Planning Dept.

Name: Michelle Saxton

Address: 5440 W. Sahara Ave., 3rd Flr. Tel: 257-4140 Fax: 221-1127

City: Las Vegas State: NV Zip: 89146

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): [Signature]

Print First & Last Name: James Saxton

Subscribed and sworn before me this 22nd day of June, 1999

[Signature]
Notary Public
County Of Clark
APRIL BODNAR
My Appointment Expires July 31, 2000
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: A-36-99

Meeting Date: 7-22-99

No. Signs Required: NA No. Provided: _____

Map No.: 6-13-6

Total Fee(s): 0

Receipt No.: NA

Date Accepted: 4/22/99

Accepted By: [Signature]

40

Esrow Number: 822177 JL/jal
WHEN RECORDED, MAIL TO:
Saxton Incorporated, a Nevada Corporation
5420 W. Sahara Avenue, 3rd Floor
Las Vegas, Nevada 89102

(8)

RPTT: \$375.00
APNF: 138-13-701-028

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph Schlageter and Rita M. Schlageter, Trustees of The Joseph C. Schlageter and Rita M. Schlageter Family Trust dated 8/13/91

do(es) hereby GRANT, BARGAIN, and SELL to

Saxton Incorporated, a Nevada Corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

Subject to:

1. All general and special taxes for the fiscal year 1997-1998.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

The Joseph C. Schlageter and Rita M. Schlageter Family Trust, dated 8/13/91

Joseph C. Schlageter, Trustee 5-1-98
By: Joseph Schlageter, Trustee Date

Rita M. Schlageter, Trustee
By: Rita M. Schlageter, Trustee Date
5-1-98

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 17th 11 1998 by Joseph Schlageter, Trustee and Rita M. Schlageter, Trustee of The Joseph C. Schlageter and Rita M. Schlageter Family Trust dated 8/13/91

David H. Henson
Notary Public
Notary Commission Expires: 11/11/99



980611.00356

EXHIBIT A
DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, STATE OF NEVADA.

CLARK COUNTY NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF

FIRST AMERICAN TITLE COMPANY OF

06-11-98 08:01 ESD

BOOK 980611 OFFICIAL RECORDS 00356

PAGE 8.00 125.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Sherry Masterson, Lenora Wallace, Pamela Gonzales and Mary Wells, Co-Trustees of
the Dorothy Jo Pavell Testamentary Trust and Sherry Masterson, an unmarried
woman and Richard W. Kline and Bonnie Marie Kline, husband and wife

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Saxton Incorporated, A Nevada corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

APN 018, 019 138-13-701-017, 018, 019, 020, 021, 022 138-13-701-020

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness my/our hand(s) this 28th day of July, 1997.

Dorothy Jo Pavell Testamentary Trust

By: Sherry Masterson
Sherry Masterson, Co-Trustee

Sherry Masterson
Sherry Masterson

By: Lenora Wallace
Lenora Masterson, Co-Trustee
Wallace

Richard W. Kline
Richard W., Kline

By: Pamela Gonzales
Pamela Gonzales, Co-Trustee

Bonnie Marie Kline
Bonnie Marie Kline

By: Mary Wells
Mary Wells, Co-Trustee

STATE OF NEVADA)
COUNTY OF Clark)

Escrow No. 97100603-018-SC
When recorded, mail to:

This instrument was acknowledged before me on
July 28, 1997 by
Sherry Masterson, Lenora Wallace,
Pamela Gonzales, Mary Wells,
Richard W. Kline and Bonnie Marie
Kline

Saxton Incorporated
5440 West Sahara Ave. 3rd Flr
Las Vegas NV 89102

Notary Public
My commission expires: 4/29/98

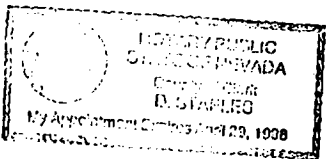


Exhibit A

Parcel I:

Parcel I-A:

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Parcels One (1), Two (2) and Three (3) as shown by map thereof in File 1 of Parcel Maps, Page 17, in the Office of the County Recorder of Clark County, Nevada.

Parcel I-B:

That portion of the Southeast Quarter (SE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 13, said point is further described as the Northeast Corner of HILLCREST MANOR UNIT NO. 4, as shown by map thereof on file in Book 4 of Plats, Page 65, in the Office of the County Recorder of Clark County, Nevada; thence South 06(42'11" East, along the West line of the Southeast Quarter (SE 1/4) of said Section 13 a distance of 1285.02 feet to the Southwest Corner of the Northwest Quarter (NW 1/4) Southeast Quarter (SE 1/4) of said Section 13; thence South 89(12'26" East, along the South line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 13 a distance of 775.64 feet to the True Point of Beginning; thence continuing South 89(11'26" East, a distance of 723.98 feet; thence North 01(13'25" East, along the prolongation of and along an existing fence a total distance of 330.81 feet; thence North 88(37'53" West, a distance of 390.47 feet; thence North 01(18'13" East, a distance of 390.47 feet; thence North 88(37'53" West, a distance of 145.00 feet; thence North 01(18'13" East, a distance of 300.00 feet; thence North 88(37'53" West, a distance of 40.02 feet; thence South 01(18'13" West, a distance of 300.00 feet; thence North 88(37'58" West, a distance of 148.00 feet; thence South 01(18'13" West, a distance of 372.56 feet to the True Point of Beginning.

Parcel I-C:

That portion of the Southeast Quarter (SE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., further described as follows:

Commencing at the Northwest Corner of HILLCREST MANOR UNIT NO. 4, as described in Book 4, Page 65, of Recorded Subdivisions, Clark County Recorder's Office; thence South 06(41'42" East, a distance of 1285.02 feet to a point; thence South 89(12'26" East, a distance of 775.64 feet to a point; thence North 01(18'13" East, a distance of 372.96 feet to the True Point of Beginning; thence continuing North 01(18'13" East, a distance of 300.00 feet to a point; said point being the Northwest Corner of Lot 4 in Parcel Map in File 1, Page 17; thence along the North line of said Parcel Map South 88(37'53" East, a distance of 148.00 feet to a point; thence South 01(18'13" West, a distance of 300.00 feet to a point; thence North 88(37'53" West, a distance of 148.00 feet to the True Point of Beginning.

Parcel II:

That portion of the Southeast Quarter (SE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., further described as follows:

Commencing at the Northeast Corner of HILLCREST MANOR UNIT NO. 4, as described in Book 4, Page 65 of Recorded Subdivisions, Clark County Recorder's Office; thence South 6(41'42" East, a distance of 1285.02 feet to a point; thence South 89(12'26" East, a distance of 775.64 feet to a point; thence North 01(18'13" East, a distance of 372.96 feet to a point; thence South 88(37'53" East, a distance of 188.02 feet to the True Point of Beginning; thence continuing South 88(37'53" East, a distance of 145.00 feet to a point; thence North 01(18'13" East, a distance of 300.00 feet to a point; thence North 88(37'53" West, a distance of 145.00 feet to a point; thence South 01(18'13" West, a distance of 300.00 feet to the True Point of Beginning.