



021665



March 2, 2000

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

Re: Annexation A-37-99(A)

Gentlemen:

In compliance with Nevada Revised Statutes 268.597, a copy of an Annexation Ordinance for A-37-99 and recorded Accurate map are referred to your office. Please note that the effective date of the Ordinance is December 24, 1999.

The annexation area consists of approximately 16.634 acres located on the west side of Conough Lane, approximately 910 feet south of Deer Springs Way.

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

Very truly yours,

Robert S. Genzer, Deputy Director
Planning and Development Department

RSG:la

Attachment:

1. Annexation Ordinance 5186
2. Accurate Map

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

RECEIVED
CITY CLERK
MARCH 10 P 2:42

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Bill No. 99-65

Ordinance No. 5186

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; DESIGNATING THE ZONING CLASSIFICATION(S) APPLICABLE TO SAID TERRITORY; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH. (A-37-99(A))

Sponsored by:
Councilman Larry Brown

Summary: Annexes property described generally as located on the west side of Conough Lane, approximately 910 feet south of Deer Springs Way.

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 West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 21, Township 19 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, described as follows:

COMMENCING at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 21; thence along the East line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section 21, South 01°25'40" West a distance of 910.80 feet (910.63 feet, record distance per File 28 of Parcel Maps, Page 80 of Clark County, Nevada Records) to the TRUE POINT OF BEGINNING, being the intersection of the East line of the West Half (W 1/2) of said Southeast Quarter (SE 1/4) with the Easterly prolongation of the South line of LOT NUMBER 1 as shown on the parcel map in File 28 of Parcels Maps, Page 80 of Clark County, Nevada Records; thence continuing along the East line of the West Half (W 1/2) of said Southeast Quarter (SE 1/4), South 01°25'40" West a distance of 868.94 feet to the most Easterly, Northeast corner of PARCEL NO. U-095-CL-089.760, being a point in the Easterly Right-of-Way line of the "F2" Frontage Road of U.S. 95 Freeway (Project Number QF-095-2(12)) as described by FINAL ORDER OF CONDEMNATION, recorded December 11, 1992 in Book 921211 as Instrument Number 01009 of Clark County, Nevada Records; thence along the Easterly Right-of-Way line of said "F2" Frontage Road, North 71°11'00" West a distance of 323.70 feet (324.21 feet, record distance per said 921211:01009) to the beginning of the arc of a tangent curve, concave Northeasterly and having a radius of 1815.00 feet; thence Northwesterly along the arc of said curve, continuing along said Easterly Right-of-Way line and the Northerly prolongation of said Easterly Right-of-Way line and the Easterly Right-of-Way line

125-21-701-004
125-21-801-001

CERTIFIED AS A TRUE COPY
Vicky Darling
CITY CLERK, CITY OF LAS VEGAS
NEVADA 12-22-99 6 pgs

COPY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

of PARCEL U-095-CL-090.015 as described by DEED, recorded March 22, 1990 in Book 900322 as Instrument Number 00072 of Clark County, Nevada Records, through a central angle of 30°04'55" and an arc distance of 952.93 feet; thence tangent to said arc, continuing along said Easterly Right-of-Way line, North 41°06'05" West a distance of 334.27 feet to the intersection with the South line of LOT NUMBER 1 as shown on said parcel map in File 28 of Parcel Maps, Page 80; thence along the South line of said LOT NUMBER 1 and the Easterly prolongation of said South line, South 89°27'49" East a distance of 1330.14 feet to the TRUE 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 24th day of December, 1999, and on such date the City of Las Vegas will have the funds appropriated
10 in 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 24th day of December, 1999, be subject to all debts, laws, ordinances
14 and regulations in force in the City of Las Vegas and shall be entitled to the same privileges and
15 benefits as other parts of said City, and shall be subject to municipal taxes levied by the City of Las
16 Vegas, 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 24th day of December, 1999.

21 SECTION 7: The said described territory, which heretofore has been zoned in
22 accordance with the County of Clark classifications described below, is hereby classified with the City
23 of Las Vegas classifications that are set forth below, which are deemed to be the equivalents of said
24 County classifications:

25 <u>Property Description</u>	<u>County Zoning</u>	<u>City Equivalent</u>
26 That portion of the property lying west of a 27 line drawn parallel to and 660 feet east of the centerline of Rancho Drive	H-2	C-2
28 The balance of the property	R-E	U (TC)

COPY

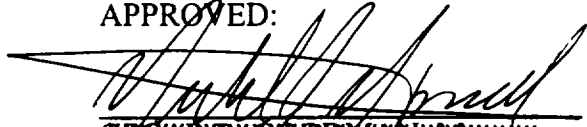
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

SECTION 9: All ordinances or parts of ordinances, 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 Dec, 1999.

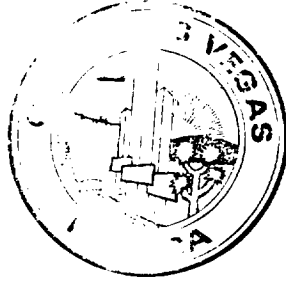
APPROVED:




~~OSCAR BY GODDARD MAYOR~~
MICHAEL J. McDONALD, Mayor Pro Tem

ATTEST:


BARBARA JO RONEMUS, City Clerk



APPROVED AS TO FORM:

 11-4-99
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on
2 the 17th day of November, 1999 and referred to the following committee composed of the
3 Councilmen Brown and M. McDonald for recommendation; thereafter the said committee
4 reported favorably on said ordinance on the 15th day of December, 1999 which was a regular
5 meeting of said Council; that at said regular meeting, the proposed ordinance was read by title
6 to the City Council as introduced and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown and
8 L. McDonald

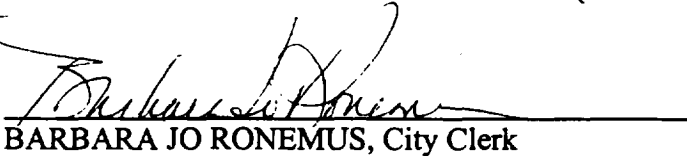
9 VOTING "NAY": NONE

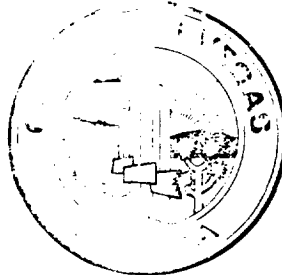
10 EXCUSED: NONE

11 APPROVED:

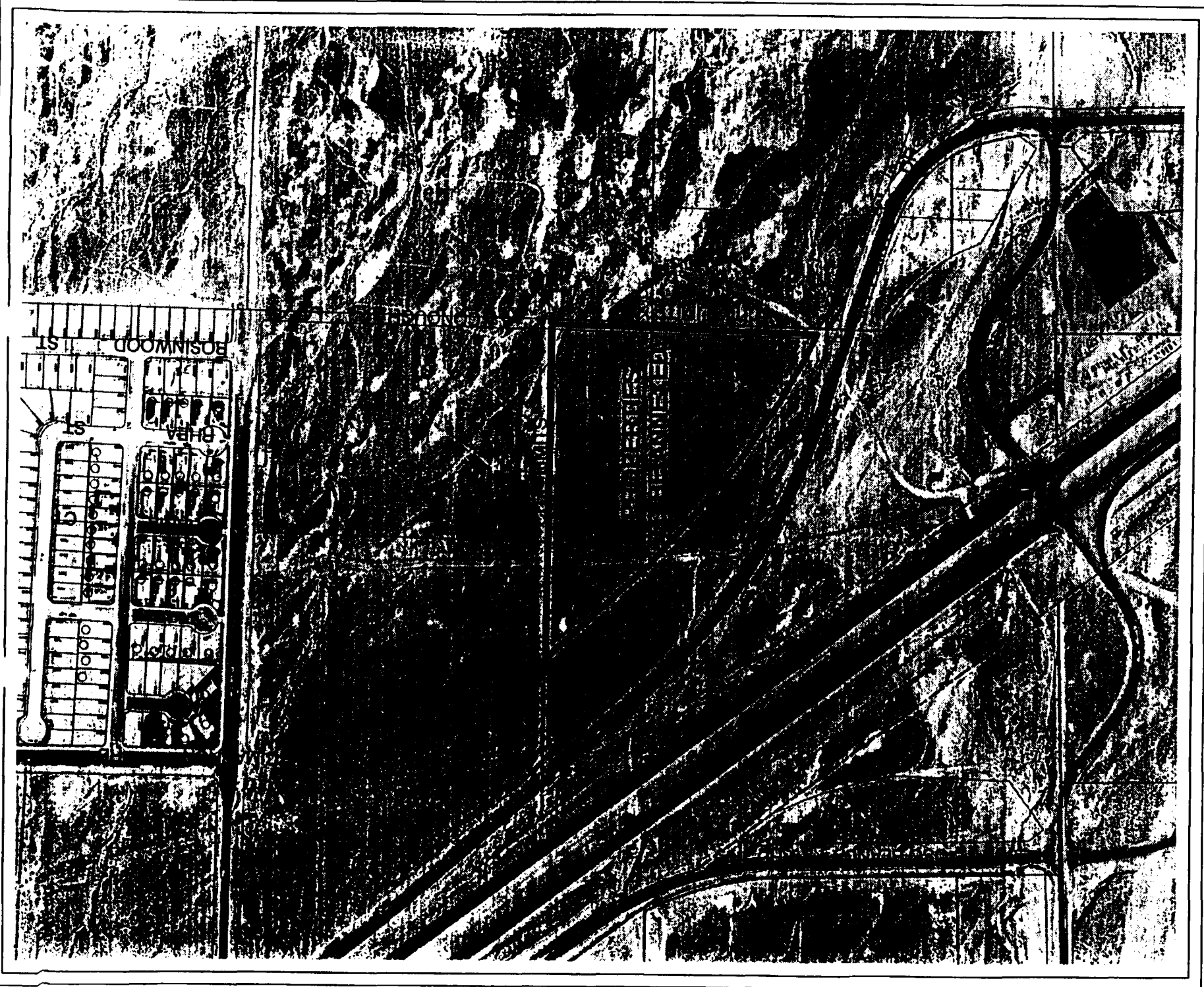
12 
13
14 MICHAEL J. McDONALD, Mayor Pro Tem

15 ATTEST:

16 
17 BARBARA JO RONEMUS, City Clerk



22 WHEN RECORDED PLEASE MAIL TO:
23 ROBERT S. GENZER, DEPUTY DIRECTOR
24 Planning and Development Department
25 731 South Fourth Street
26 Las Vegas, Nevada 89101



CASE: A-37-99(A)

0 300 600 Feet



Memorandum

To: Las Vegas City Clerk
CC: Bob Genzer
From: Linda Hartman-Maynard (229-6899)
Date: July 2, 1999
Re: **ANNEXATION**

City of Las Vegas
City Clerk

CASE NUMBER: A-37-99(A)
PC MEETING DATE: August 12, 1999
APN: 125-21-701-004 and 125-21-801-001
TOTAL ACRES: 10.22 Acres
GENERAL LOCATION: North of Sky Pointe Drive and west of Conough Lane
BLM ACRES: N/A

APPLICATION/PETITION FORM

Date: _____

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

Project Address (Location): WEST OF CONOUGH LN./NORTH OF ROME AVENUE/SOUTH OF DEER SPRINGS WAY

Proposed Use: COMMERCIAL Assessor's Parcel No(s): 125-21-701-004
125-21-801-001

Project Name: BUFFALO/95

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

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

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

Gross Acres: ~~5.89~~ 10.22 + Lots/Units: _____ Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): ROME 95 LP & ROME PHD LP Contact: PHIL DAVIS

Address: 3311 S. RAINBOW BLVD., #139 Tel: 873-1167 Fax: 248-1234

City: LAS VEGAS State: NV Zip: 89146-6208

Applicant: J.O.M.B.I. DEVELOPMENT COMPANY Contact: PAULA JAMES

Address: 3320 N. BUFFALO DR., SUITE 205 Tel: 395-6734 Fax: 395-6752

City: LAS VEGAS State: NV Zip: 89129

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

Name: TERRI PASTORELLI

Address: HUNSAKER & ASSOCIATES
401 N. BUFFALO DR., SUITE 100 Tel: 242-4200 Fax: 242-2100

City: LAS VEGAS State: NV Zip: 89145

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

PROPERTY OWNER(S): *[Signature]* General Partner for
Rome 95 & Rome PHD

Print First & Last Name: Philip H. Davis

FOR DEPARTMENT USE ONLY

Case No.: A-37-99

Meeting Date: 8-12-99

No. Signs Required: _____ No. Provided: _____

Map No.: 6-24-4, 8

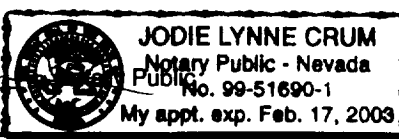
Total Fee(s): NA

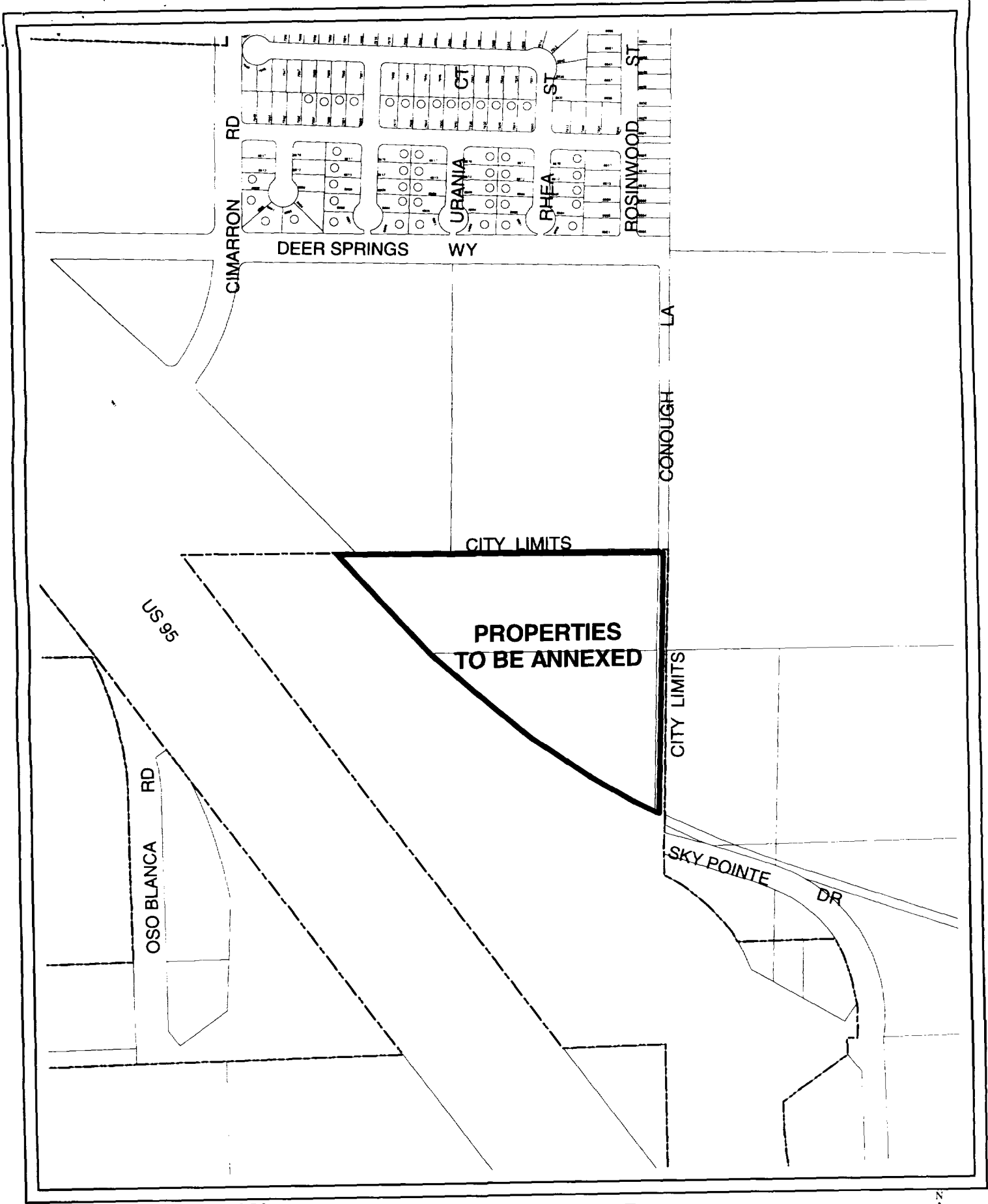
Receipt No.: NA

Date Accepted: 6-23-99

Accepted By: *[Signature]*

Subscribed and sworn before me this 18th day of June 19 99





CASE: **A-37-99(A)**

0 300 600 Feet



DECLASSIFICATION AUTHORITY

DATE

BY

REASON

1. Executive Order 11652, as amended

2. Executive Order 11737, as amended

3. Executive Order 11762, as amended

4. Executive Order 11888, as amended

5. Executive Order 11955, as amended

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
EXCEPT WHERE SHOWN
OTHERWISE

DATE 01-15-2001 BY 60322/UC/STP/STP

REASON 25X(1)

EXHIBIT "A"

Page 1 of 1

The South half (S1/2) of the South half (S1/2) of the Northwest Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 21, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPT THEREOF these portions of said land conveyed to the STATE OF NEVADA, acting by and through its Department of Transportation by deed recorded December 20, 1970 in Book 90022 as Document No. 00022, Official Records, Clark County, Nevada.

EXCEPT THEREOF these portions of said land conveyed to the STATE OF NEVADA, acting by and through its Department of Transportation by deed recorded May 22, 1990 in Book 90022 as Document No. 00022, Official Records, Clark County, Nevada.

PARCEL 11:

The South half (S1/2) of the South half (S1/2) of the Northwest Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 21, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPT THEREOF these portions of said land conveyed to the STATE OF NEVADA, acting by and through its Department of Transportation by deed recorded May 22, 1990 in Book 90022 as Document No. 00022, Official Records, Clark County, Nevada.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NATIONAL TITLE COMPANY

03-05-93 08:00 NE1 2
OFFICIAL RECORDER
BOOK 930305 INST 00080
FEE 6.00 RPPT 465.40