

ORDINANCE NO. 3226

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH LAS VEGAS BY ANNEXING PARCELS OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF E HAMMER LANE AND DONNA STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS DOES ORDAIN:

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

Annexation #177

A Portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 19 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

APNs 124-35-104-002, 124-35-104-003, 124-35-104-004, 124-35-104-005.

See attached Exhibits “A” & “B”.

Area encompassed approximately 7.42 acres.

SECTION TWO: Said City Council has determined and does hereby determine that said described territory meets the requirement provided by law for annexation to the City of North 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. At least one-eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of North Las Vegas.

- C. The territory proposed to be annexed is not included within the boundaries of another incorporated city as those boundaries existed on July 1, 1983.
- D. The territory proposed to be annexed is not included within the boundaries of any unincorporated town as those boundaries existed on July 1, 1983.
- E. The City of North Las Vegas is eligible to annex the area described in this report because the land owners have signed a petition requesting annexation to the City, said petitions contain the signatures of one hundred percent (100%) of the owners of record, by themselves or their authorized representatives, of the individual lot or parcel of land within the annexation area.
- F. The petition for annexation was accepted by the City Council of the City of North Las Vegas on December 18, 2024.

SECTION THREE: The City of North Las Vegas will provide police protection, 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 water and sanitary sewer system will serve the proposed annexation area, **but such service is conditioned upon compliance with the City's water and sewer policy in force at the time of application for such services.** Any connection to or extension of this water or sewer line to serve the annexation area shall be at the expense of the landowners. Other services, such as participation in the City's recreation program, special educational classes/programs, public works planning, building inspections, and other City Hall services will also be available immediately. Utilities such as gas, electricity, and telephones are provided by private utility companies and other services to the area will not be affected by annexation. Street paving, curbs and gutters, sidewalks and streetlights which are not in place at the time of annexation will be installed in the presently developed areas upon the request of the property owners and at their expense by means of special assessment districts. Such improvements will be extended into the undeveloped areas as development takes place and the need therefor arises, and will be located according to the needs of the area at that time.

Such installations will also be made at the expense of the property owners, either by means of special assessment districts or as prerequisites to the approval of subdivisions plats or the issuance of building permits, rezonings, zone variances, or special use permits.

SECTION FOUR: Said described territory, together with the inhabitants and property thereof shall, from and after the effective date of this Ordinance, be subject to all debts, laws, ordinances, and regulations in force in the City of North Las Vegas and shall be entitled to the same privileges and benefit as other parts of said City, and shall be subject to municipal taxes levied by the City of North Las Vegas.

SECTION FIVE: The Director/City Engineer of the Department of Public Works of the City of North Las Vegas is hereby instructed to cause to be prepared an accurate map or plat of said described territory and to record the same, together with a certified copy of this Ordinance, in the Office of the County Recorder of Clark County, Nevada, which said recording shall be done at least one day prior to the effective date of this Ordinance.

SECTION SIX: Said described territory (124-35-104-002, 003, 004, & 005) which is currently zoned RS20, Residential Single-Family Zoning District within the jurisdiction of Clark County shall be given its **equivalent zoning of R-E, Ranch Estates District** when officially annexed into the City of North Las Vegas.

SECTION SEVEN: Said described territory shall be given the Comprehensive Plan, Land Use Designation of Ranch Estates District when officially annexed into the City of North Las Vegas.

SECTION EIGHT: The property owner or owners, as a condition of approval of this annexation, are required to dedicate those public rights-of-way as required by the Department of Public Works.

SECTION NINE: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its City Attorney's Office as to the constitutionality of this Ordinance and, based upon such information, we are adopting this Ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION TEN: SEVERABILITY. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision, shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION ELEVEN: EFFECTIVE DATE. This Ordinance shall become effective January 19, 2025, after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of the Nevada Revised Statutes, as amended from time to time, and recordation of an accurate map or plat of the herein described territory together with a certified copy of this Ordinance in the Office of the Clark County Recorder pursuant to NRS 268.600.

SECTION TWELVE: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of the Nevada Revised Statutes, as amended from time to time.

**PASSED, ADOPTED, AND APPROVED THIS 15TH DAY OF JANUARY, 2025.
EFFECTIVE DATE: JANUARY 19, 2025.**

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

**PAMELA A. GOYNES-BROWN
MAYOR**

ATTEST:

APPROVED AS TO FORM:

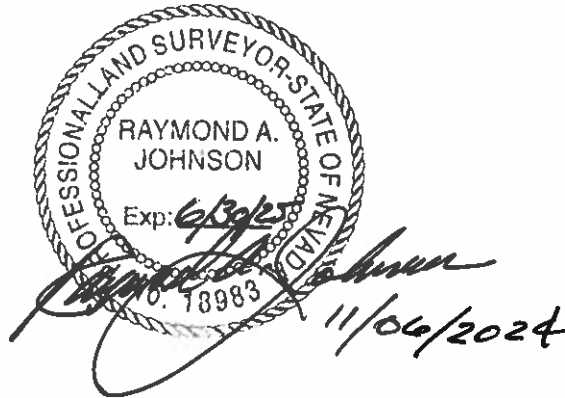
**JACKIE RODGERS
CITY CLERK**

**ANDREW MOORE
CITY ATTORNEY**



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O. 8378
October 27, 2024
BY: WLB
P.R. BY: TZ
APN 124-35-199-011
APN 124-35-104-002
APN 124-35-104-003
APN 124-35-104-004
APN 124-35-104-005
PAGE 1 OF 2



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY SOUTHWESTERLY OF
STEPHEN AVENUE AND DONNA STREET FOR ANNEXATION PURPOSES.

**ANNEXATION
LEGAL DESCRIPTION**

BEING ALL OF LOT 1 AND LOT 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS FILE 63, PAGE
82 LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST,
M.D.M., CLARK COUNTY, NEVADA AND LOT 3 AND LOT 4 OF THAT CERTAIN
PARCEL MAP ON FILE IN THE OFFICE OF SAID COUNTY RECORDER AS FILE 7,
PAGE 16, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST
QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST,
M.D.M., CLARK COUNTY, NEVADA.

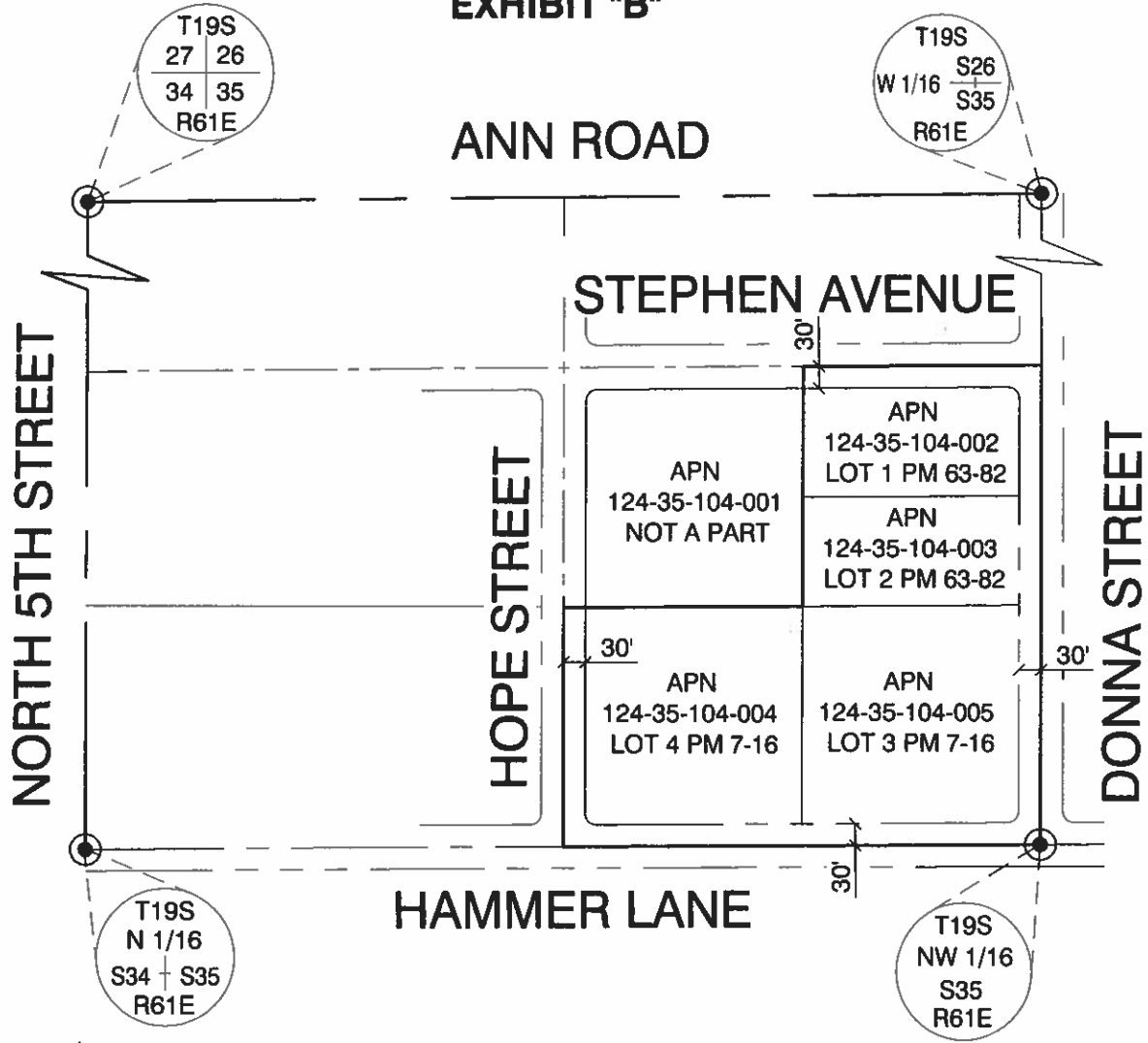
LEGAL DESCRIPTION CONTINUED – ANNEXATION
W.O. 8378
OCTOBER 27, 2024
PAGE 2 OF 2

TOGETHER WITH ALL OF THAT PUBLIC RIGHT-OF-WAY WITHIN THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS DESCRIBED WITHIN THAT CERTAIN QUITCLAIM DEED ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS INSTRUMENT NUMBER 20140307:02008.

CONTAINING 7.42 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS

G:\8378\Legals\8378 ANNEX01.DOC
G:\7378\Legals\8378 ANNEX LGL.dwg (ANNEX01)

EXHIBIT "B"



LOTS 1 & 2 OF PM 63-82 (NE1/4 SE1/4 NW1/4 NW1/4)
AND LOTS 3 & 4 OF PM 7-6 (S1/2 SE1/4 NW1/4 NW1/4)
S. 35, T.19 S., R.61 E., M.D.M., C.C., NV.

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vtm
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

ANNEXATION

SCALE	HORZ. 1"= 300'
	VERT.
W.O. NO.	8378
DRAWN BY:	TJ
DATE:	10/2024
SHEET 1 OF 1	