

ORDINANCE NO. 2830

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH 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; OFFERING 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; AND PROVIDING 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 #159

That portion within Section 33, the East Half (E 1/2) of Section 32, the South Half (S 1/2) of Section 28 and the Southeast Quarter of (SE 1/4) of Section 29, Township 18 South, Range 63 East, M.D.M., Clark County, Nevada, more particularly described as follows:

APN 103-33-010-002

See attached Exhibit "A" & "B".

Area encompassed approximately 652.89 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 since all of the land owners have signed a petition requesting annexation to the City, said petition contains the signature(s) of one hundred percent (100%) of the owners of record, by themselves or their authorized representatives, of the individual lots or parcels 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 November 15, 2017.

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 which is currently zoned M-2, Industrial District within the jurisdiction of Clark County shall be given its **equivalent zoning of M-2, General Industrial District** when officially annexed into the City of North Las Vegas.

SECTION SEVEN: Said described territory shall become part of the Apex Overlay District when officially annexed into the City of North Las Vegas.

SECTION EIGHT: Said described territory shall be given the Comprehensive Plan, Land Use Designation of Heavy Industrial when officially annexed into the City of North Las Vegas.

SECTION NINE: 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 TEN: 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 ELEVEN: 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 TWELVE: EFFECTIVE DATE. This Ordinance shall become effective December 10, 2017, 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 THIRTEEN: 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 ___ DAY OF _____, 2017.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN J. LEE
MAYOR

ATTEST:

APPROVED AS TO FORM:

CATHERINE A. RAYNOR, MMC
CITY CLERK

MICAELA RUSTIA MOORE
CITY ATTORNEY

EXHIBIT "A"

THIS LEGAL DESCRIPTION DESCRIBES A PART OF LOT ONE IN THE INDUSTRIAL SUBDIVISION KNOWN AS THE "APEX INDUSTRIAL PARK" AS RECORDED IN BOOK 95 OF PLATS ON PAGE 36 IN THE CLARK COUNTY RECORDER'S OFFICE, LAS VEGAS, NEVADA, SAID PART IS ALSO KNOWN AS PARCEL FOUR OF AN AREA TO BE KNOWN AS "SOLO MOUNTAIN"

LEGAL DESCRIPTION – SOLO MOUNTAIN PARCEL 4

BEING A PART OF SECTION 33, THE EAST HALF (E ½) OF SECTION 32, THE SOUTH HALF (S ½) OF SECTION 28, AND THE EAST HALF (E ½) OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 63 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AND MORE FULLY DESCRIBED AS FOLLOWS:

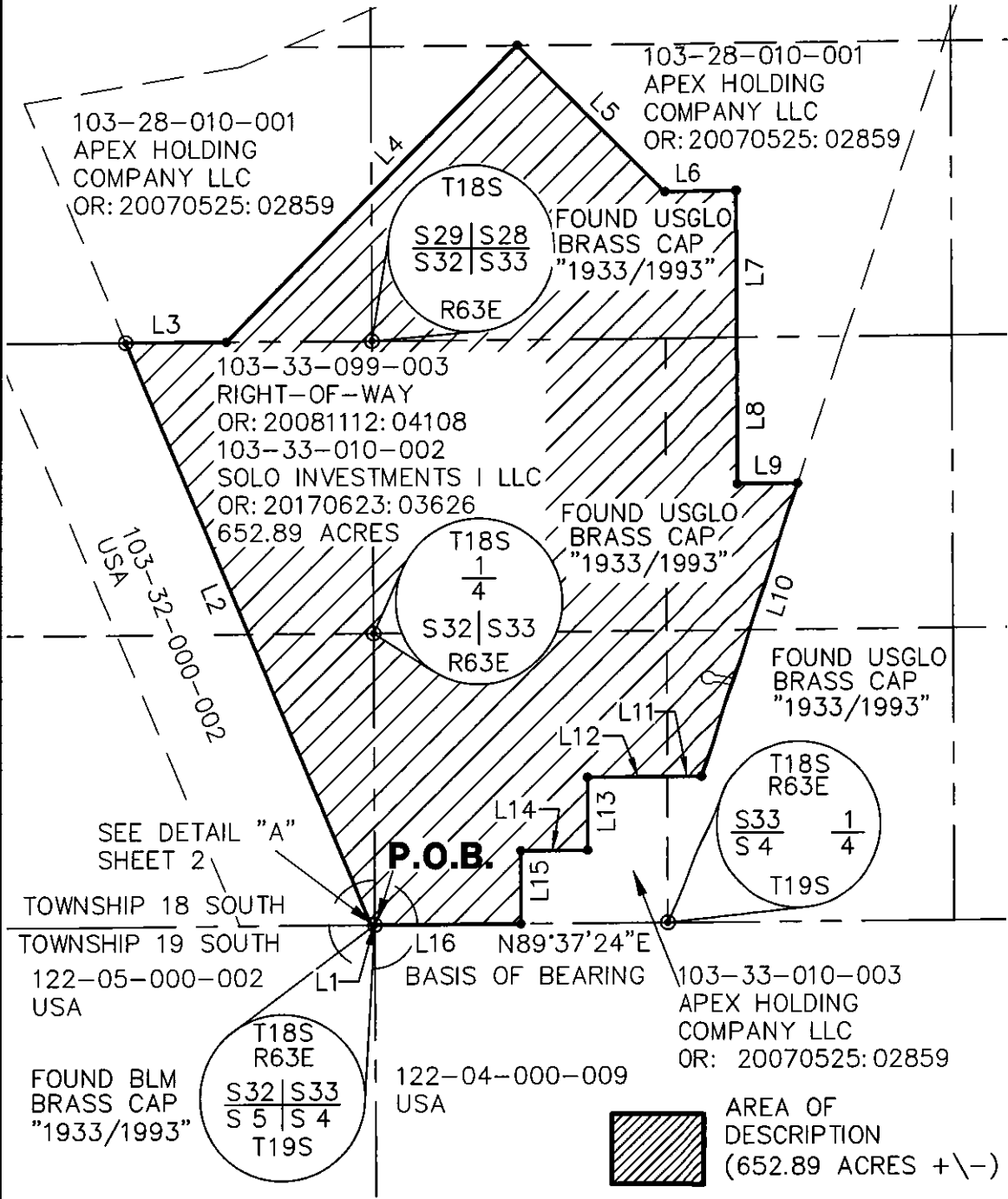
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, SAID POINT BEING LOCATED ON THE NORTHERLY BOUNDARY OF THAT CERTAIN EASEMENT GRANTED FOR A TRANSPORTATION AND UTILITY CORRIDOR, SERIAL NUMBER N-52787, AS SHOWN ON THE "APEX INDUSTRIAL PARK" PLAT RECORDED IN BOOK 95 OF PLATS, PAGE 36, IN THE CLARK COUNTY RECORDER'S OFFICE, LAS VEGAS, NEVADA; THENCE SOUTH 89°37'41" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRANSPORTATION AND UTILITY CORRIDOR AND THE SOUTHERLY LINE OF SAID SECTION 32, FOR A DISTANCE OF 32.48 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRANSPORTATION AND UTILITY CORRIDOR; THENCE NORTH 22°57'47" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRANSPORTATION AND UTILITY CORRIDOR, FOR A DISTANCE OF 5,716.38 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 32; THENCE NORTH 89°39'26" EAST, DEPARTING FROM THE EASTERLY LINE OF SAID TRANSPORTATION AND UTILITY CORRIDOR, ALONG THE NORTHERLY LINE OF SAID SECTION 32 FOR A DISTANCE OF 912.89 FEET TO A POINT; THENCE NORTH 44°37'05" EAST FOR A DISTANCE OF 3,736.01 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28; THENCE SOUTH 45°20'27" EAST FOR A DISTANCE OF 1,866.19 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28; THENCE NORTH 89°34'37" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28 FOR A DISTANCE OF 659.50 FEET TO NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28; THENCE SOUTH 00°20'10" EAST ALONG THE EASTERLY LINE OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28 AND THE SOUTHERLY PROJECTION OF SAID LINE FOR A DISTANCE OF 1,320.76 FEET TO THE SOUTHERLY LINE OF SAID SECTION 28; THENCE SOUTH 00°20'22" EAST ALONG THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1319.46 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 33; THENCE NORTH 89°33'47" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 33 FOR A DISTANCE OF 553.38 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN EASEMENT GRANTED FOR A TRANSPORTATION AND UTILITY CORRIDOR, SERIAL NUMBER N-52787, AS SHOWN ON THE "APEX INDUSTRIAL PARK" PLAT RECORDED IN BOOK 95 OF PLATS, PAGE 36, IN THE CLARK COUNTY RECORDER'S OFFICE, LAS VEGAS, NEVADA; THENCE SOUTH 18°12'55" WEST ALONG THE WESTERLY BOUNDARY OF SAID TRANSPORTATION AND UTILITY CORRIDOR FOR A DISTANCE OF 2,785.45 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 33; THENCE SOUTH 89°35'29" WEST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 33 FOR A DISTANCE OF 326.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 33; THENCE SOUTH 89°35'48" WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 FOR A DISTANCE OF 718.06 FEET TO A POINT; THENCE SOUTH 00°20'03" EAST FOR A DISTANCE OF 659.78 FEET TO A POINT; THENCE SOUTH 89°37'24" WEST AND PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 33 FOR A DISTANCE OF

602.05 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°20'03" EAST ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 659.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 33, THE SAME BEING A POINT LOCATED ON THE NORTHERLY BOUNDARY OF THAT CERTAIN EASEMENT GRANTED FOR A TRANSPORTATION AND UTILITY CORRIDOR, SERIAL NUMBER N-52787, AS SHOWN ON THE "APEX INDUSTRIAL PARK" PLAT RECORDED IN BOOK 95 OF PLATS, PAGE 36, IN THE CLARK COUNTY RECORDER'S OFFICE, LAS VEGAS, NEVADA; THENCE SOUTH 89°37'24" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 33 AND THE NORTHERLY LINE OF SAID TRANSPORTATION AND UTILITY CORRIDOR, FOR A DISTANCE OF 1,320.12 FEET TO THE POINT OF BEGINNING.

FURTHER DEPICTED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 154 OF SURVEYS AT PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 103-33-010-002



**POGGEMEYER
DESIGN GROUP**



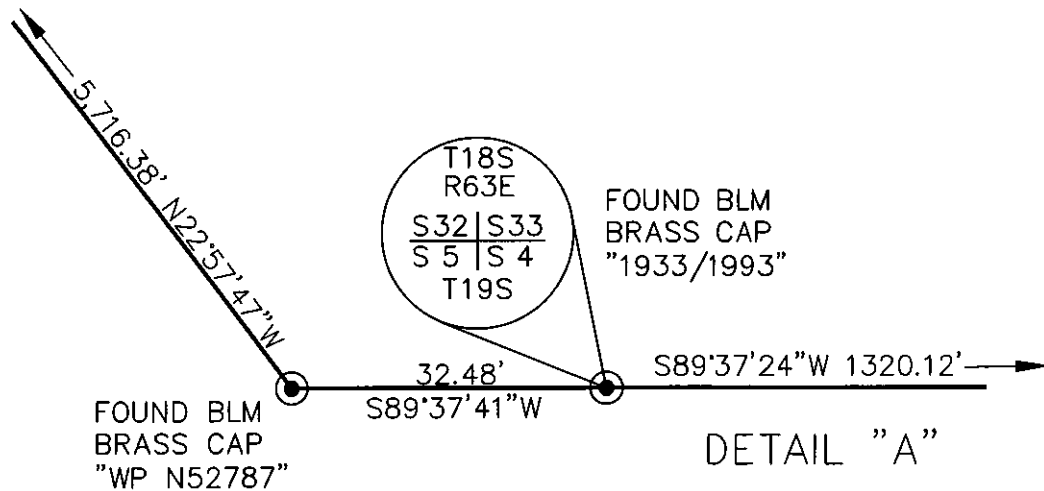
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128 p) 702.255.8100

SCALE: 1"=1500'
 DRAWN BY: RRH
 DATE: 09/18/2017
 SHEET 1 OF 2

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
 APN 103-33-010-002

COURSE TABLE		
NO.	BEARING	LENGTH
L1	S89°37'41"W	32.48'
L2	N22°57'47"W	5716.38'
L3	N89°39'26"E	912.89'
L4	N44°37'05"E	3736.01'
L5	S45°20'27"E	1866.19'
L6	N89°34'37"E	659.50'
L7	S0°20'10"E	1320.76'
L8	S0°20'22"E	1319.46'

COURSE TABLE		
NO.	BEARING	LENGTH
L9	N89°33'47"E	553.38'
L10	S18°12'55"W	2785.45'
L11	S89°35'29"W	326.97'
L12	S89°35'48"W	718.06'
L13	S0°20'03"E	659.78'
L14	S89°37'24"W	602.05'
L15	S0°20'03"E	659.50'
L16	S89°37'24"W	1320.12'



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DESIGN GROUP**



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SCALE:	N/A
DRAWN BY:	RRH
DATE:	09/18/2017
SHEET	2 OF 2