

**ORDINANCE NO. 3122**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH LAS VEGAS BY ANNEXING PARCELS OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTH 5TH STREET AND STEPHEN AVENUE; 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 #171**

A portion 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 124-35-103-001, 124-35-103-002, and 124-35-104-001

**See attached Exhibit "A" & "B".**

Area encompassed approximately 7.41 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 owner has signed a petition requesting annexation to the City, said petition contains the signature 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. Petitions for annexation were accepted by the City Council of the City of North Las Vegas on July 6, 2022.

**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 Clark County Assessor's Parcel Numbers 124-35-103-001 and 124-35-104-001 which are currently zoned R-E, (Rural Estates Residential) Zoning District within the jurisdiction of Clark County shall be given its equivalent zoning of R-E, Ranch Estates Residential District when officially annexed into the City of North Las Vegas.

**SECTION SEVEN:** Said described territory Clark County Assessor's Parcel Number 124-35-103-002 which is currently zoned R-U, (Rural Open Land) Zoning District within the jurisdiction of Clark County shall be given its equivalent zoning of O-L, Open Land Residential 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 Mixed-Use Neighborhood 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 July 24, 2022, 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 20TH DAY OF JULY, 2022.  
EFFECTIVE DATE: JULY 24, 2022.**

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

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**JOHN J. LEE  
MAYOR**

**ATTEST:**

**APPROVED AS TO FORM:**

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**JACKIE RODGERS  
CITY CLERK**

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**MICAELA RUSTIA MOORE  
CITY ATTORNEY**

# EXHIBIT A

## LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); TOGETHER WITH THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); TOGETHER WITH THE NORTHWEST QUARTER (NW 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.

TOTAL ANNEXATION ACRES = 7.41 ACRES

PURPOSE:	ANNEX LEGAL DESCRIPTION
PREPARED BY:	STEVEN DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	ANN & 5TH
JOB NUMBER:	TWT21002
GOVERNING ENTITY:	NORTH LAS VEGAS, NEVADA
FILE NAME:	TWT21002 ANNEX LEGAL.DOC



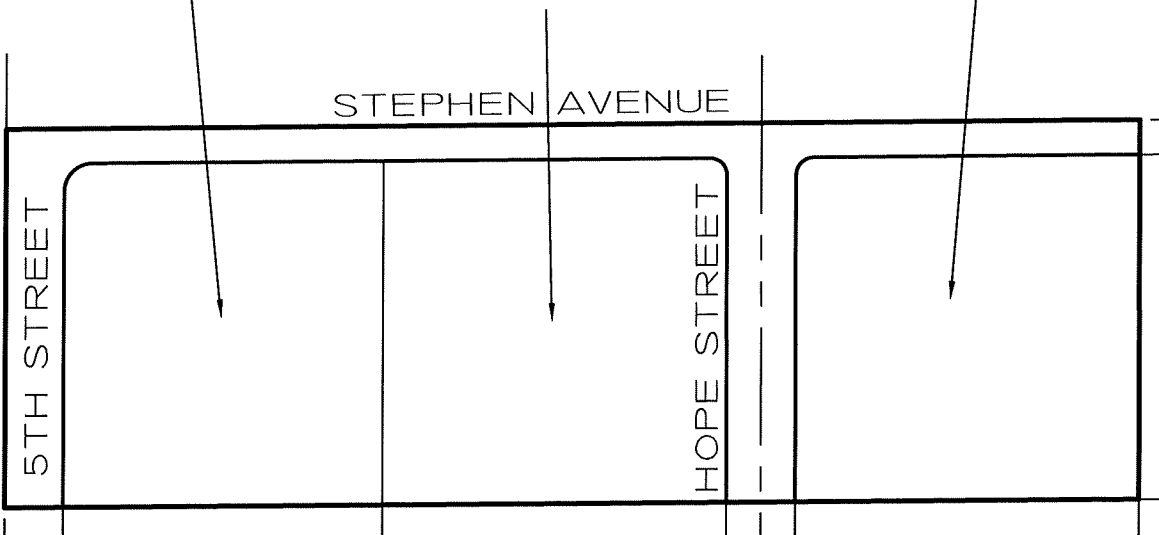
EXHIBIT B



124-35-103-001  
FIVE FORTUNE LLC  
20090626:04714 O.R.  
LOT 1 OF PARCEL MAP  
FILE 5, PAGE 81

124-35-103-002  
FIVE FORTUNE LLC  
20090824:00797 O.R.  
LOT 2 OF PARCEL MAP  
FILE 5, PAGE 81

124-35-104-001  
PEDRO & CLARISSA  
LOPEZ-SANDOVAL  
20110811:02377 O.R.  
LOT 1 OF PARCEL MAP  
FILE 7, PAGE 16

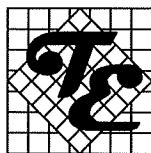


ANNEXATION LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 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.

TOTAL ANNEXATION ACRES = 7.41 ACRES

ANNEXATION EXHIBIT



TANEY ENGINEERING  
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