

## **ORDINANCE NO. 2596**

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 32.39<sup>7</sup> ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-01-11, COLONIAL REALTY LP), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, the rezoning is consistent with the Comprehensive Plan; and

**WHEREAS**, the Council determines that the amendment will not adversely affect the health and general welfare; and,

**WHEREAS**, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** In accordance with the provisions of Ordinance No. 2596 the following described parcel of land shall be reclassified as follows:

PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-01-11), the following property described to wit:

### **PROPERTY DESCRIPTION**

#### **APN 123-30-601-013:**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH, BEING 971.51 FEET NORTH 00°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30;  
AND RUNNING THENCE SOUTH 89°05'32" WEST, 193.05 FEET; THENCE SOUTH 00°00'59" EAST, 249.50 FEET; THENCE SOUTH 89°05'32" WEST, 455.00 FEET TO

THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 00°02'41" EAST, 595.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF AZURE AVENUE AS IT IS DEDICATED AS 30.00 FOOT HALF-WIDTH; THENCE NORTH 89°05'32" EAST, 592.57 FEET ALONG SAID SOUTH LINE OF AZURE AVENUE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 85.66 FEET (CENTRAL ANGLE EQUALS 90°53'30" AND LONG CHORD BEARS SOUTH 45°27'43" EAST, 76.96 FEET) TO A POINT OF TANGENCY ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH; THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING THIRTEEN COURSES: SOUTH 00°00'59" EAST, 0.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 05°05'15" WEST, 3.56 FEET) TO A POINT OF TANGENCY; SOUTH 10°11'29" WEST, 51.96 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 05°05'15" WEST, 5.34 FEET) TO A POINT OF TANGENCY; SOUTH 00°00'59" EAST, 65.00 FEET; SOUTH 89°59'01" WEST, 3.00 FEET; SOUTH 00°00'59" EAST, 5.00 FEET; NORTH 89°59'01" EAST, 3.00 FEET; SOUTH 00°00'59" EAST, 10.00 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 08°34'25" EAST, 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 17°07'51" EAST, 26.46 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 08°34'25" EAST, 5.95 FEET) TO A POINT OF TANGENCY; AND SOUTH 00°00'59" EAST, 110.09 FEET TO THE POINT OF BEGINNING;

BEING FURTHER SHOWN ON THAT CERTAIN RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT FILED IN FILE 155 OF SURVEY, PAGE 94, RECORDED APRIL 18, 2006 IN BOOK 20060418 AS DOCUMENT NO. 01622, OF OFFICIAL RECORDS.

**APN 123-30-601-015:**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH, BEING 1020.65 FEET, SOUTH 89°03'43" WEST ALONG THE QUARTER SECTION LINE AND 50.01 FEET, NORTH 00°06'20" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°03'43" WEST, 377.00 FEET ALONG SAID NORTH LINE OF TROPICAL PARKWAY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 00°06'20" EAST, 623.89 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°04'37" EAST, 377.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 00°06'20" WEST, 623.79 FEET TO THE NORTH LINE OF SAID TROPICAL PARKWAY AND THE POINT OF BEGINNING.

BEING FURTHER SHOWN ON THAT CERTAIN RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT FILED IN FILE 155 OF SURVEY, PAGE 94, RECORDED APRIL 18, 2006 IN BOOK 20060418 AS DOCUMENT NO. 01622, OF OFFICIAL RECORDS.

**APN 123-30-601-014:**

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH, BEING 971.51 FEET NORTH 00°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30;  
AND RUNNING THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING SIX COURSES: SOUTH 00°00'59" EAST, 367.17 FEET; SOUTH 01°48'24" WEST, 225.06 FEET; SOUTH 00°00'59" EAST, 87.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.17 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 09°04'52" WEST 30.04 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.34 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 09°04'52" WEST 33.20 FEET) TO A POINT OF TANGENCY; AND SOUTH 00°00'59" EAST 121.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 83.95 FEET (CENTRAL ANGLE EQUALS 89°04'42" AND LONG CHORD BEARS SOUTH 44°31'22" WEST 75.75 FEET) TO A POINT OF TANGENCY ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 55.00 FOOT HALF-WIDTH; THENCE ALONG SAID NORTH LINE OF TROPICAL PARKWAY THE FOLLOWING FIFTEEN COURSES: SOUTH 89°03'43" WEST 1.46 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 3.56 FEET) TO A POINT OF TANGENCY; NORTH 80°43'49" WEST 51.96 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 5.34

FEET) TO A POINT OF TANGENCY; SOUTH 89°03'43" WEST 65.00 FEET; NORTH 00°56'17" WEST 3.00 FEET; SOUTH 89°03'43" WEST 5.00 FEET; SOUTH 00°56'17" EAST 3.00 FEET; SOUTH 89°03'43" WEST 10.00 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 71°56'51" WEST 26.46 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 5.95 FEET) TO A POINT OF TANGENCY; SOUTH 89°03'43" WEST 90.00 FEET; SOUTH 87°47'20" WEST 225.06 FEET; AND SOUTH 89°03'43" WEST 406.02 FEET; THENCE NORTH 00°06'20" EAST 623.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 89°04'37" EAST 321.11 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 00°02'41" EAST 48.70 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 89°05'32" EAST 455.00 FEET; THENCE NORTH 00°00'59" WEST 249.50 FEET; THENCE NORTH 89°05'32" EAST 193.05 FEET TO THE WEST LINE OF LAMB BOULEVARD AND THE POINT OF BEGINNING.

BEING FURTHER SHOWN ON THAT CERTAIN RECORD OF SURVEY – BOUNDARY LINE ADJUSTMENT FILED IN FILE 155 OF SURVEY, PAGE 94, RECORDED APRIL 18, 2006 IN BOOK 20060418 AS DOCUMENT NO. 01622, OF OFFICIAL RECORDS.

CONTAINING A TOTAL AREA OF 28.612 ACRES.

### **BASIS OF BEARINGS**

NORTH 00°06'20" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 122 OF PLATS, AT PAGE 70.

### **END OF DESCRIPTION.**

SECTION 2: The MULTI-FAMILY RESIDENTIAL (R-3) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code:

**SECTION 3:** NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney 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 4:** 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 5:** EFFECTIVE DATE. This Ordinance shall become effective 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 NRS, as amended from time to time.

**SECTION 6:** PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 21<sup>ST</sup> day of SEPTEMBER, 2011.

AYES: Mayor Buck, Mayor Pro Tempore Goynes-Brown, Council Members  
Eliason, Wood and Wagner

NAYES: NONE

ABSENT: NONE

APPROVED:

/s/Shari L. Buck

SHARI L. BUCK, MAYOR

ATTEST:

/s/Karen L. Storms

KAREN L. STORMS, CMC

CITY CLERK