

ORDINANCE NO. 2688

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 25± ACRES THEREIN FROM AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT (ZN-08-14, NOVAK 25), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND NOVAK STREET 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 Paragraph B of Section 70 of Chapter 12 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. 2688 the following described parcel of land shall be reclassified as follows:

R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO AN R-2, SINGLE-FAMILY MEDIUM DENSITY DISTRICT (ZN-08-14), the following property described to wit:

PARCEL ONE (1)

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST M.D.M., DESCRIPBED AS FOLLOWS:

PARCELS 1-A, 1-B AND 1-C AS SHOWN BY MAP THEREOF IN FILE 104 OF PARCEL MAPS, PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL TWO (2)

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW 1.4) OF SECTION 29, TOWNSHIP 19 SOUTH,

RANGE 62 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL THREE (3) OF THAT CERTAIN PARCEL MAP ON FILE 69 AT PAGE 74 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL THREE (3)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST OF THE MT. DIABLO MERIDIAN IN CLARK COUNTY, NEVADA, BEING ALL THAT PORTION THEREOF THAT LIE NORTHWESTERLY OF A LINE PARALLEL WITH AND 100 FEET DISTANT NORTHWESTERLY, MEASURED NORMALLY FROM THE CENTERLINE OF THE MAIN TRACT OF THE UNION PACIFIC RAILROAD COMPANY, AS ORIGINALLY CONSTRUCTED AND OPERATED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°09'18" EAST ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 623.9 FEET, TO A POINT IN A LINE PARALLEL WITH AND 100 FEET DISTANT NORTHWESTERLY, MEASURED NORMALLY, FROM SAID CENTERLINE OF MAIN TRACK; THENCE NORTH 40°06'16" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 827.71 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°00'56" WEST ALONG SAID NORTH LINE A DISTANCE OF 534.97 FEET, TO THE POINT OF BEGINNING.

SECTION 2: The Single-Family Medium Density (R-2) 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 17TH day of SEPTEMBER, 2014.

AYES: Mayor Lee, Mayor Pro Tempore Wood, Council Members Goynes-Brown, Wagner and Barron

NAYS: (None)

ABSENT: (None)

APPROVED:

/s/ John J. Lee
JOHN J. LEE, MAYOR

ATTEST:

/s/ Barbara A. Andolina
BARBARA A. ANDOLINA, CITY CLERK