

## **ORDINANCE NO. 2817**

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 1.87 ACRES THEREIN FROM A C-2, GENERAL COMMERCIAL DISTRICT AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF SEVEN (7) SINGLE-FAMILY LOTS (ZN-14-17 RANCH HOUSE) FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND RANCH HOUSE ROAD, 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. 2817 the following described parcel of land shall be reclassified as follows:

C-2, GENERAL COMMERCIAL DISTRICT AND THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-14-17), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30 TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

**APN 124-30-210-160**

TRACT 1 OF THE FINAL MAP OF "RIVERWALK RANCH TWILIGHT", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 129 OF PLATS, PAGE 29, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.  
CONTAINING 5,009 SQUARE FEET

**APN 124-30-101-005**

A PORTION OF LOT 437 LYING SOUTHERLY OF THE FLOOD CONTROL CHANNEL DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 13, 2003 IN BOOK 20031030 AS DOCUMENT NO. 1580 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND AS CURRENTLY EXISTS DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 794 OF

OFFICIAL RECORDS, CLARK COUNTY, NEVADA.  
EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF NORTH LAS VEGAS BY  
DEED RECORDED FEBRUARY 10, 2014 IN BOOK 20140210 AS DOCUMENT NO. 0000528, OF  
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.  
CONTAINING 76,749 SQUARE FEET  
**COMBINED AREA = 81,758 SQUARE FEET OR 1.87 ACRES**

**SECTION 2:** The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

***Planning and Zoning:***

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The number of single-family lots shall not exceed seven (7).
3. Setbacks shall comply with the requirements established for the R-CL District.
4. The open space area between the lots and the northern property line next to the drainage channel shall be removed.
5. The open space areas shall contain one covered shade structure with a minimum dimension of 10' X 10', bench and/or picnic table, and 50 percent of the ground cover shall be turf. All other open space areas shall be landscaped in accordance with Title 17.
6. The perimeter landscaping next to Ranch House Road and Centennial Parkway shall contain benches and dog stations.

***Public Works:***

7. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved."
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. All known geologic hazards must be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter building locations and require the submission of revised maps/plans requiring approval by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots

impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

11. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Ranch House Road (Half street improvements)
12. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
13. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S1 Option A (sidewalks on both sides of the street).
14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
15. Proposed residential driveway slopes shall not exceed twelve percent (12%).
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
18. A revocable encroachment permit for landscaping within the public right of way is required.
19. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
20. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
21. All off-site improvements must be completed prior to final inspection of the first building.

**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 2<sup>nd</sup> day of August, 2017.

AYES: Mayor Lee, Mayor Pro Tempore Cherchio, Council Members Goynes-Brown, Barron and Black

NAYS: None

ABSENT: None

APPROVED:



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JOHN J. LEE, MAYOR

ATTEST:



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CATHERINE A. RAYNOR, MMC, CITY CLERK