

ORDINANCE NO. 2878

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 28.62 ± ACRES THEREIN FROM AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO A C-2, GENERAL COMMERCIAL DISTRICT (ZN-08-18, TROPICAL & LAMB COMMERCIAL), FOR PROPERTY GENERALLY 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 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. 2878 the following described parcel of land shall be reclassified as follows:

R-3, MULTI-FAMILY RESIDENTIAL DISTRICT TO A C-2, GENERAL COMMERCIAL DISTRICT (ZN-08-18), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

DESCRIPTION

SITUATE IN THE CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, BEING ON THE CENTERLINE OF TROPICAL PARKWAY AS SHOWN IN FILE 155 OF SURVEYS, PAGE 94, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE NORTH 00°05'36" EAST, 50.01 FEET TO THE **POINT OF BEGINNING**, BEING ON THE NORTH RIGHT-OF-WAY OF SAID TROPICAL PARKWAY; THENCE NORTH 00°06'20" EAST, 623.88 FEET; THENCE NORTH 89°04'37" EAST, 698.11 FEET; THENCE NORTH 00°02'41" EAST, 643.69 FEET TO THE SOUTH RIGHT-OF-WAY OF AZURE AVENUE AS SHOWN ON SAID SURVEY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 89°05'32" EAST, 592.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 54.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°53'29", AN ARC DISTANCE OF 85.66 FEET TO THE WEST RIGHT-OF-WAY OF LAMB BOULEVARD AS SHOWN ON SAID SURVEY; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°00'59" EAST, 0.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC DISTANCE OF 3.56 FEET; THENCE SOUTH 10°11'29" WEST, 51.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 30.00 FEET;; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC DISTANCE OF 5.34 FEET; THENCE SOUTH 00°00'59" EAST, 65.00 FEET; THENCE SOUTH 89°59'01" WEST, 3.00 FEET; THENCE SOUTH 00°00'59" EAST, 5.00 FEET; THENCE NORTH 89°59'01" EAST, 3.00 FEET; THENCE SOUTH 00°00'59" EAST, 10.00 FEET TO

THE BEGINNING OF A TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 30.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC DISTANCE OF 8.96 FEET; THENCE SOUTH 17°07'51" EAST, 26.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 20.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC DISTANCE OF 5.97 FEET; THENCE SOUTH 00°00'59" EAST, 477.26 FEET; THENCE SOUTH 01°15'24" WEST, 225.06 FEET; THENCE SOUTH 00°00'59" EAST, 87.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE CURVE WEST, HAVING A RADIUS OF 95.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°11'41", AN ARC DISTANCE OF 30.17 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EAST, HAVING A RADIUS OF 105.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°11'41", AN ARC DISTANCE OF 33.34 FEET; THENCE SOUTH 00°00'59" EAST, 121.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 54.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°04'42", AN ARC DISTANCE OF 83.95 FEET THE FOREMENTION NORTH RIGHT-OF-WAY OF TROPICAL PARKWAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°03'43" WEST, 1.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC DISTANCE OF 3.56 FEET; THENCE NORTH 80°43'49" WEST, 51.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 30.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC DISTANCE OF 5.34 FEET; THENCE SOUTH 89°03'43" WEST, 65.00 FEET; THENCE NORTH 00°56'17" WEST, 3.00 FEET; THENCE SOUTH 89°03'43" WEST, 5.00 FEET; THENCE SOUTH 00°56'17" EAST, 3.00 FEET; THENCE SOUTH 89°03'43" WEST, 10.00 FEET TO THE BEGINNINF OF A TANGENT CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 30.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC DISTANCE OF 8.96 FEET; THENCE SOUTH 71°56'51" WEST, 26.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 20.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC DISTANCE OF 5.97 FEET; THENCE SOUTH 89°03'43" WEST, 90.00 FEET; THENCE SOUTH 87°47'20" WEST, 225.06 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°03'43" WEST, 783.02 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 28.61 ACRES

SECTION 2: The General Commercial (C-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 18th day of April 2018.

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

NAYS: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK