

ORDINANCE NO. 2933

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 76.29 ± ACRES THEREIN FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-32-18, BINION 150), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND CENTENNIAL PARKWAY, 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. 2933 the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-CL SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-32-18), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89°56'17" EAST, 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°56'17" EAST, 1,253.60 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°34'18" WEST, 1,329.41 FEET; THENCE NORTH 89°58'14" EAST, 50.00 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23; THENCE ALONG SAID EAST LINE, SOUTH 00°34'45" WEST, 1,221.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CENTENNIAL PARKWAY AS QUITCLAIMED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN DOCUMENT TITLED "QUITCLAIM DEED", RECORDED MAY 29, 2012 IN BOOK 20120529 AS INSTRUMENT NO. 02227 ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°25'15" WEST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 54.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 89°25'15" WEST;

2) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°18'14", AN ARC LENGTH OF 84.17 FEET; 3) SOUTH 00°07'01" EAST, 5.00 FEET TO A POINT ON

THE NORTH RIGHT-OF-WAY OF CENTENNIAL PARKWAY AS QUITCLAIMED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN DOCUMENT TITLED "QUITCLAIM DEED", RECORDED DECEMBER 27, 2004 IN BOOK 20041227 AS INSTRUMENT NO. 01900 ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°52'59" WEST, 1,143.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CENTENNIAL PARKWAY AS QUITCLAIMED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN DOCUMENT TITLED "QUITCLAIM DEED", RECORDED MAY 29, 2012 IN BOOK 20120529 AS INSTRUMENT NO. 02227 ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°07'01" WEST, 16.24 FEET; 2) SOUTH 89°52'59" WEST, 22.33 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAWRENCE STREET AS QUITCLAIMED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN DOCUMENT TITLED "QUITCLAIM DEED", RECORDED MAY 29, 2012 IN BOOK 20120529 AS INSTRUMENT NO. 02227 ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 54°09'23" EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°17'35", AN ARC LENGTH OF 9.50 FEET; 2) NORTH 00°26'59" EAST, 50.37 FEET; 3) NORTH 12°25'40" WEST, 44.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LAWRENCE STREET AS QUITCLAIMED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN DOCUMENT TITLED "QUITCLAIM DEED", RECORDED DECEMBER 27, 2004 IN BOOK 20041227 AS INSTRUMENT NO. 01900 ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°26'59" EAST, 2,493.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 76.29 ACRES, MORE OR LESS.

SECTION 2: The R-CL, Single-Family Compact Lot Residential 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 5TH DAY OF DECEMBER 2018.

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

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC, CITY CLERK