

ORDINANCE NO. 2974

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 6.68 + ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT AND R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD/PID, PLANNED UNIT DEVELOPMENT/PLANNED INFILL DEVELOPMENT DISTRICT (ZN-18-19, VERDE & 5TH), CONSISTING OF 60 SINGLE-FAMILY LOTS, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTH 5TH STREET AND VERDE WAY, 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. 2974 the following described parcel of land shall be reclassified as follows:

R-E, RANCH ESTATES DISTRICT AND R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD/PID, PLANNED UNIT DEVELOPMENT/PLANNED INFILL DEVELOPMENT DISTRICT (ZN-18-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-34-803-003

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 South, Range 61 East, M.D.B. & M., described as follows:

Lot one (1) of that certain parcel map on file in file 52 of parcel maps, page 43, in the office of the County recorder of Clark County, Nevada.

APN: 124-34-803-004

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 South, Range 61 East, M.D.B. & M., described as follows:

Lot one (1) of that certain parcel map on file in file 53 of parcel maps, page 41, in the office of the County recorder of Clark County, Nevada.

APN: 124-34-803-005

The portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 South, Range 61 East, M.D.M. described as follows:

Lot two (2) of that certain parcel map in file 52 of parcel maps, page 43, in the office of the County Recorder of Clark County, Nevada and Recorded April 6, 1987 in Book 870406 as Document no. 00758, official records.

APN: 124-34-803-006

The portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 South, Range 61 East, M.D.B. & M.

Parcel two (2) as shown by map thereof in File 53 of parcel maps, Page 41, in the office of the County recorder of Clark County, Nevada.

APN: 124-34-803-007

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 South, Range 61 East, M.D.B. & M.

Except those portions conveyed to Clark County for road and utility purposes by Deeds recorded September 18, 1958 in book 172 as Document no. 140634, and December 6, 1968 in Book 916 as Document no. 735284 and

recorded December 20, 1985 in Book 2236 as Document no. 2195774, official records.
Also known as Lot 1 of Certificate of Land Division no. LD-70-85 recorded December 20, 1985 in Book 2236 as Document no. 2195773, official records

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

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The number of lots shall not exceed 60.
3. Open space shall contain the following amenities:
 - a. 8,000 square feet of open play turf area.
 - b. Appropriate recreational structures for the residents shall be provided as determined by the Final Development Plan.
 - c. Benches, dog stations, and trash receptacles.
4. All known geologic hazards shall 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 the tentative map layout and require the submission of a revised tentative map which must be approved 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
8. 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.
9. 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.
10. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.

11. The size and number of access points 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.
13. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. North 5th Street
 - b. Eagle Way
 - c. Verde Way
 - d. Goldfield Street
14. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
15. 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.
16. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

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 19th day of June, 2019.

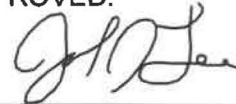
AYES: Mayor Lee, Mayor Pro Tempore Goynes-Brown, Council Members Barron, Cherchio and Black

NAYS: None

ABSTAIN: None

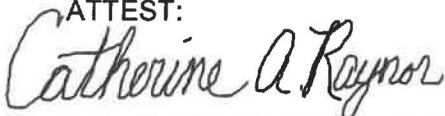
ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK