

ORDINANCE NO. 3229

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 7.65 ACRES FROM A PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO A NEW PUD (PLANNED UNIT DEVELOPMENT DISTRICT) (ZN-18-2024, ANN & SAN MATEO-BELLA COPIA) TO ALLOW AN EIGHTY-FOUR (84) LOT, SINGLE FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ANN RD. AND SAN MATEO ST. AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED 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. **3229**, the following described parcel of land shall be reclassified as follows:

PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-18-2024, ANN & SAN MATEO),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRIPTION

PARCEL ONE (1): APN 123-30-301-002

PARCEL 1:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M, DESCRIBED AS LOT ONE (1) OF FINAL MAP OF RIVERWALK TERRITORY (A COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136 OF PLATS, PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE ACCESS DRIVE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 4, 2011, IN BOOK 20111004, INSTRUMENT NO. 0000223, OF OFFICIAL RECORDS.

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

CONDITIONS:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The Final Development Plan shall substantially match the Preliminary Development Plan as presented at the February 5, 2025, City Council meeting as amended by the attached conditions.
3. The number of dwelling units shall not exceed 84.
4. With this proposed PUD the applicant is proposing the following setbacks and lot sizes:
 - Front Setback: 5 feet
 - Rear Setback: 10 feet
 - Side Setback: 5 feet
 - Corner Side Setback: 5 feet
 - Minimum Lot width: 30 feet
 - Minimum Lot Area: 1,660 square feet
5. Pedestrian access shall be provided:
 - a) From the cul de sac to San Mateo Street
 - b) From the main access gate to San Mateo Street
 - c) From the emergency access gate to Montgomery Street.
 - d) From the development to Ann Road.
6. Driveways shall use brick pavers.
7. Each dwelling unit shall provide a two (2) car garage and the development shall provide a minimum of 26 guest parking spaces.
8. Open space areas shall contain the following amenities
 - a) Two (2) differing age appropriate play structures for children with EPDM resilient fall protection and appropriate shading
 - b) Two (2) shade ramada; one shaded ramada with a minimum dimension of 16' X 16' and one shaded ramada with a minimum dimension of 35' x 20'.
 - c) A main open play turf area of 5,000 square feet within the main open space area.
 - d) All additional turf areas shall be a minimum of 1,500 square feet in area.

- e) Game area
- f) A minimum of 20 24-inch box trees per acre of open space.
- g) Picnic tables, benches, dog stations, and bar-b-que area(s).

Public Works:

9. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. This project is required to adhere to the CNLV Private Streets Policy for Residential Development.
12. Interior local residential streets shall be designed per Clark County Area Uniform Standard Drawing No. 206.S3 Option A with sidewalks on both sides of the street.
13. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
14. 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.
15. 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.
16. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
17. 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.
18. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).

20. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
21. 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." Compliance may require modifications to the current layout.
22. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the final map and civil improvement plans.
23. Emergency access driveways shall be constructed per Clark County Area Uniform Standard Drawing No. 224.
24. Security gate geometrics, including throat depths, are to be designed and constructed in accordance with Clark County Area Uniform Standard Drawing number 222.1. Modifications to the site plan may be needed to comply with the standards.
25. Knuckles should be provided within street elbows or parking is to be restricted on both sides of the elbow.
26. The property owner is required to grant roadway easements where public and private streets intersect.
27. All common elements shall be labeled and are to be maintained by the Home Owners Association.
28. Right-of-way dedication and construction of a RTC bus turn-out is required Ann Road near San Mateo St. per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
29. A roadway easement is required for the bus stop loading pad on Ann Road.
30. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
31. 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.

32. 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 Council Members 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 _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED:

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

JACKIE RODGERS
CITY CLERK

