

## **ORDINANCE NO. 3244**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING 0.98 ± ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO M-1 (BUSINESS PARK INDUSTRIAL DISTRICT) (ZN-01-2025, FORT SUMTER AND BROOKS) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF FORT SUMTER DR. AND BROOKS AVE. 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. 3244, the following described parcel of land shall be reclassified as follows:

THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO M-1, BUSINESS PARK INDUSTRIAL DISTRICT, (ZN-01-2025), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DESCRIPTION**

Assessor's Parcel Number's: 139-14-103-001

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, STATE OF NEVADA, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A POINT 145.09 FEET RIGHT OF AND AT RIGHT ANGLES TO THE EASTBOUND CENTERLINE OF INTERSTATE ROUTE 15 PROJECT 15 PROJECT I-015-1 (7) 43 BEGINNING AT HIGHWAY ENGINEER'S STATION "E" 51 PLUS 65.25 P.O.T., SAID POINT OF BEGINNING MORE FULLY DESCRIBED AS BEARING S.0°52'26"E., A DISTANCE OF 974.41 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, T.20 S.,R.61 E., M.D.B.& M.: THENCE S. 0°52'26" E., A DISTANCE OF 333.60 FEET TO A POINT; THENCE S.87°58'04"W.,A DISTANCE OF 257.06 FEET TO AN INTERSECTION WITH THE RIGHT OR EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE ROUTE 15; THENCE N.36°18'38" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 425.25 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY

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IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 6, 2014 IN BOOK 20140806 AS INSTRUMENT NO. 0002127, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

**SECTION 2:** The M-1, Business Park Industrial 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 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:

\_\_\_\_\_

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JACKIE RODGERS  
CITY CLERK