

**ORDINANCE NO. 3233**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 4.34 ACRES FROM R-E, RANCH ESTATES DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-22-2024, ALLEN AND FISHER) TO ALLOW AN EIGHT (8) LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ALLEN LANE AND FISHER AVENUE 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. 3233**, the following described parcel of land shall be reclassified as follows:

PUD, Planned Unit Development District (ZN-22-2024, Allen and Fisher),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**LEGAL DECRPTION**

APN: 124-31-604-009

THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPT THEREFROM THE EAST THIRTY (30) FEET AS GRANTED TO CLARK COUNTY FOR ROAD PURPOSES.

SUBJECT PROPERTY IS PURPORTEDLY KNOWN AS LOT 525, AS SHOWN BY THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 52 OF SURVEYS, PAGE 70, DECATUR ALIGNMENT, 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:

**Planning and Zoning**

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Ordinance No. 3233

2. Each lot shall have a minimum lot width of 80 feet and a minimum lot area of 15,000 square feet.
3. The total number of lots shall not exceed eight (8) lots.
4. The development shall remain within the Ranch Estates Rural Preservation Overlay District.
5. Applicant will provide the required landscaping of 15 feet including a five (5) foot sidewalk and a decorative split face block wall adjacent to Allen Lane and all lots adjacent to Fisher Street will be required to meet the adopted Master plan of Street and Highways rural road standards.
6. The development shall comply with the R-EL Setbacks as follows:
  - a. Front: 20 Feet
  - b. Interior Side: 5 feet
  - c. Corner Side: 10 feet
  - d. Rear: 20 Feet
7. A Final Development Plan is required to be submitted and approved by Planning Commission.

### **Public Works**

8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. 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.
11. 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.
12. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Allen Lane

b. Fisher Avenue (Rural preservation section)

13. Proposed Cul-de-sacs shall comply with CCAUSD #212.
14. 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.
15. 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.
16. 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.
17. The Applicant is responsible for acquiring any easements needed to construct the project.
18. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
19. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. 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.
22. Should the Applicant desire to change the internal drive aisles to private streets, this project would then be required to comply with the CNLV Private Street Policy.

**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