

ORDINANCE NO. 3203

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 26.39 ACRES FROM RZ13 MPC, RESIDENTIAL ZONE UP TO 13 DU/AC MASTER PLANNED COMMUNITY, TO R-3 PCD, HIGH DENSITY RESIDENTIAL PLANNED COMMUNITY DISTRICT, (ZN-01-2024, VILLAGES AT TULE SPRINGS PARCEL 1.21 AND PARCEL 1.22) FOR PROPERTY LOCATED NORTH OF CLARK COUNTY 215 AND APPROXIMATELY 1,200 FEET EAST OF REVERE STREET 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. **3203**, the following described parcel of land shall be reclassified as follows:

R-3 PCD, High Density Residential Planned Community District (ZN-01-2024),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRIPTION

Assessor's Parcel Number's 124-15-315-002 and 124-15-315-003

ALL OF P1.21, P1.22, P1.25, P1.26 AND CP1.02 OF "VTS VILLAGE 1 PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 170, PAGE 38 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 61 EAST. M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

SECTION 2: The R-3 PCD, High Density Residential Planned Community 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.

Ordinance No. 3203

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 _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED:

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

JACKIE RODGERS
CITY CLERK