

ORDINANCE NO. 3230

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 17.96 ACRES FROM PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO A NEW PUD (PLANNED UNIT DEVELOPMENT DISTRICT) (ZN-20-2024, CENTENNIAL LOSEE) CONSISTING OF 288 MULTI-FAMILY DWELLING UNITS ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF LOSEE RD. AND AZURE 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. **3230**, the following described parcel of land shall be reclassified as follows:

PUD, Planned Unit Development District (ZN-20-2024),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRPTION

APN: 124-26-501-019 AND 124-26-501-020

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 AS SHOWN ON MAP FILED IN FILE 128, PAGE 29 OF PARCEL MAPS, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING \pm 17.96 ACRES

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:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan is required for both the west and east portions.
3. All driveways within the west portion single-family duplex shall have brick driveways.
4. All pathways within both developments shall be 7 feet wide.
5. The following amenities shall be provided within the open space areas: turf area, age appropriate playground equipment with EPDM surfacing, shade sail, picnic table. Ramada, benches, game table, trash receptacles and dog waste stations.

Public Works:

6. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans. The footprint of proposed structures shall be plotted on the subject civil improvement plans 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. 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. Losee Road (sidewalk and streetlights)
 - b. Lawrence Street
10. The property owner is required to grant roadway easements where public and private streets intersect.
11. The size and number of access points and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number (CCAUSD) 222.1, including throat depths. Conformance may require modifications to the site plan.
12. Security gates shall be provided at the Lawrence Street and Losee Road accesses in accordance with CCAUSD 222.1 including adequate storage lengths, callboxes, and turnarounds.

13. A lighting study is required to demonstrate illuminance meets or exceeds the prescribed levels in the CCAUSD where standard street lighting is not being proposed.
14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
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. A revocable encroachment permit for landscaping within the public right of way is required.
17. 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.
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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. All off-site improvements must be completed prior to final inspection of the first building.
21. All common elements shall be labeled and are to be maintained by the Home Owners Association.
22. A public Utility easement and public Drainage easement will be required over all private streets.
23. 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.
24. A Revocable Encroachment Permit and Maintenance Agreement is required for the required pedestrian bridge over the existing flood control channel, and is to be privately maintained.
25. 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.
26. 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