

## **ORDINANCE NO. 3245**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING 8.16 ± ACRES FROM R-E, RANCH ESTATES DISTRICT, TO AN R-CL, RESIDENTIAL COMPACT LOT DISTRICT, (ZN-02-2025, N. 5<sup>TH</sup> AND HAMMER) CONSISTING OF 67 SINGLE-FAMILY RESIDENTIAL LOTS, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF HAMMER LANE AND DONNA 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. 3245, the following described parcel of land shall be reclassified as follows:

THE R-E, RANCH ESTATES DISTRICT TO AN R-CL, RESIDENTIAL COMPACT LOT DISTRICT, (ZN-02-2025), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DESCRIPTION**

124-35-104-001: LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 7, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 1, 1975 IN BOOK 557 OF OFFICIAL RECORDS AS DOCUMENT NO. 516634

124-35-104-002: PARCEL MAP FILE 63 PAGE 82 LOT 1

124-35-104-003: PARCEL MAP FILE 63 PAGE 82 LOT 2

124-35-104-004: PARCEL FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 7 OF PARCEL MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

124-35-104-005: THAT PORTION OF THE NORTHWEST QUARTER (NW) OF THE NORTHWEST QUARTER 14) OF THE NORTHWEST QUARTER (NW) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED 14) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS: PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 7 OF PARCEL MAPS PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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**SECTION 2:** The Residential Compact Lot District (R-CL) 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:

\_\_\_\_\_  
JACKIE RODGERS  
CITY CLERK

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