

## **ORDINANCE NO. 3227**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 10.41 ± ACRES FROM C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, (ZN-17-2024, TROPICAL / PECOS COMMERCIAL) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PECOS ROAD AND TROPICAL PARKWAY 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. **3227**, the following described parcel of land shall be reclassified as follows:

THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, (ZN-17-2024, TROPICAL / PECOS COMMERCIAL), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DECRIPTION**

PARCEL ONE (1): APN 123-30-301-002

PARCEL I:

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) AND THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 107 OF PARCEL MAPS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY GRANT DEED- DEED OF DEDICATION RECORDED JUNE 28, 2007 IN BOOK 20070628, AS INSTRUMENT NUMBER 04722, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

**SECTION 2:** The C-2, General Commercial 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 \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

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