

ORDINANCE NO. 3168

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 28.10 ± ACRES FROM THE MPC RZ10, MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO 10 DWELLING UNITS PER ACRE TO R-CL/PCD, MEDIUM DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT, (ZN-33-2022, TULE SPRINGS – PARCEL 1.12) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TULE SPRINGS PARKWAY AND EGLINGTON 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. 3168, the following described parcel of land shall be reclassified as follows:

The MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District to R-CL PCD, Medium Density Residential Planned Community District (ZN-33-2022),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRIPTION

BEING A PORTION OF REVERSIONARY AREA 1 AS SHOWN ON THAT REVERSIONARY FINAL MAP TITLED "REVERSIONARY FINAL MAP OF PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 152 OF PLATS, PAGE 49, LOCATED WITHIN A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

COMMENCING AT THE CENTERLINE INTERSECTION OF TULE SPRINGS PARKWAY AND UPPER SONORAN ROAD; THENCE NORTH 41°42'30" EAST ALONG THE CENTERLINE OF SAID UPPER SONORAN ROAD, 67.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID TULE SPRINGS PARKWAY, SAME BEING THE **POINT OF BEGINNING**;

THENCE NORTH 41°42'30" EAST DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, 530.82 FEET; THENCE NORTH 00°00'00" EAST, 650.44 FEET TO THE NORTHERLY BOUNDARY OF SAID REVERSIONARY AREA 1; THENCE ALONG THE NORTHERLY

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BOUNDARY OF SAID REVERSIONARY AREA 1 AS FOLLOWS: NORTH 80°49'52" EAST, 238.92 FEET; THENCE 84°17'14" EAST, 133.94 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 233.00 FEET; THENCE SOUTHEASTERLY, 61.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°05'37"; THENCE SOUTH 80°37'09" EAST, 47.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.00 FEET;

THENCE SOUTHEASTERLY, 60.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°11'55"; THENCE SOUTH 54°25'14" EAST, 146.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1125.00 FEET; THENCE SOUTHEASTERLY, 219.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°11'35" TO WHICH A RADIAL LINE BEARS SOUTH 24°23'11" WEST; THENCE SOUTH 11°48'29" WEST DEPARTING SAID NORTHERLY BOUNDARY, 275.30 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2546.00 FEET; THENCE SOUTHWESTERLY, 283.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°22'19" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1954.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 84°33'50" EAST; THENCE SOUTHWESTERLY, 452.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'03" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 209.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 71°17'47" EAST; THENCE SOUTHWESTERLY, 26.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'09"; THENCE SOUTH 25°49'22" WEST, 316.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY, 13.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°21'44" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1943.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 60°48'54" EAST; THENCE SOUTHWESTERLY, 104.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'04"; THENCE SOUTH 32°16'10" WEST, 120.53 FEET; THENCE SOUTH 77°26'07" WEST, 7.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1038.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 32°44'19" WEST; THENCE NORTHWESTERLY, 60.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'09" TO WHICH A RADIAL LINE BEARS SOUTH 36°03'28" WEST; THENCE NORTH 43°27'55" WEST, 26.33 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY, 6.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°39'55" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1033.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 37°52'10" WEST; THENCE NORTHWESTERLY, 69.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°50'20"; THENCE NORTH 48°17'30" WEST, 9.45 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY, 13.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'52"; THENCE NORTH 65°24'22" WEST, 10.22 FEET; THENCE NORTH 48°17'30" WEST, 735.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 57°53'09" WEST; THENCE NORTHEASTERLY, 5.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°35'39" TO WHICH A RADIAL LINE BEARS NORTH 48°17'30" WEST;

THENCE NORTH 48°17'30" WEST ALONG SAID RADIAL LINE, 33.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 28.10 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

SECTION 2: The R-CL PCD Medium 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.

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 _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED:

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

Ordinance No. 3168

JACKIE RODGERS
CITY CLERK