

ORDINANCE NO. 3169

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 51.29 ± 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-36-2022, TULE SPRINGS – PARCELS 1.17 & 1.18) FOR PROPERTY LOCATED AT THE NORTHEAST 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. 3169, 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-36-2022)

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECRPTION

THAT PORTION OF REVERSIONARY AREA 1 AS SHOWN BY MAP THEREOF IN BOOK 152, PAGE 49 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CE1.14 OF "VTS VILLAGE 1 PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 159, PAGE 3 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID "VTS VILLAGE 1 PHASE 2" SUBDIVISION PLAT, THE FOLLOWING THIRTEEN (13) COURSES:

- 1) NORTH 88°33'08" WEST, 254.20 FEET;
- 2) THENCE SOUTH 21°26'52" WEST, 101.92 FEET;

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- 3) THENCE NORTH $89^{\circ}49'31''$ WEST, 76.31 FEET;
- 4) THENCE NORTH $84^{\circ}43'17''$ WEST, 56.20 FEET;
- 5) THENCE NORTH $89^{\circ}49'31''$ WEST, 90.79 FEET;
- 6) THENCE SOUTH $81^{\circ}37'03''$ WEST, 33.60 FEET;
- 7) THENCE NORTH $89^{\circ}49'31''$ WEST, 45.06 FEET;
- 8) THENCE NORTH $89^{\circ}14'48''$ WEST, 85.35 FEET;
- 9) THENCE NORTH $88^{\circ}33'08''$ WEST, 447.95 FEET;
- 10) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1038.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $14^{\circ}02'14''$, AN ARC LENGTH OF 254.31 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $15^{\circ}29'06''$ WEST;
- 11) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH $33^{\circ}16'32''$ EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 170.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $15^{\circ}18'42''$, AN ARC LENGTH OF 45.43 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $17^{\circ}57'50''$ EAST;
- 12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1031.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $08^{\circ}18'12''$, AN ARC LENGTH OF 149.41 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $26^{\circ}16'02''$ WEST;
- 13) THENCE NORTH $15^{\circ}47'41''$ WEST, 18.56 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID "VTS VILLAGE 1 PHASE 2" SUBDIVISION PLAT, NORTH $32^{\circ}16'10''$ EAST, 100.47 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2041.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $18^{\circ}48'30''$, AN ARC LENGTH OF 670.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $76^{\circ}32'20''$ EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH $16^{\circ}10'30''$ WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $28^{\circ}36'24''$, AN ARC LENGTH OF 14.98 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $12^{\circ}25'55''$ EAST;

THENCE NORTH $12^{\circ}25'55''$ EAST, 66.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH $12^{\circ}25'55''$ WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $28^{\circ}36'24''$, AN ARC LENGTH OF

14.98 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 41°02'19" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 78°35'51" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2041.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 05°58'00", AN ARC LENGTH OF 212.54 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 84°33'50" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2459.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 06°22'19", AN ARC LENGTH OF 273.47 FEET;

THENCE NORTH 11°48'29" EAST, 259.44 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED REVERSIONARY AREA 1;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID REVERSIONARY AREA 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 19°52'53" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1125.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 14°26'50", AN ARC LENGTH OF 283.67 FEET;
- 2) THENCE SOUTH 84°33'57" EAST, 211.53 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 110.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 30°51'06", AN ARC LENGTH OF 59.23 FEET;
- 4) THENCE SOUTH 53°42'51" EAST, 176.21 FEET;
- 5) THENCE SOUTH 58°48'42" EAST, 136.18 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 182.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 33°17'21", AN ARC LENGTH OF 105.74 FEET;
- 7) THENCE NORTH 87°53'57" EAST, 347.21 FEET;
- 8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 189.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°25'27", AN ARC LENGTH OF 57.48 FEET;
- 9) THENCE SOUTH 74°40'36" EAST, 85.42 FEET;
- 10) THENCE SOUTH 77°01'27" EAST, 134.81 FEET;
- 11) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 124.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 55°53'27", AN ARC LENGTH OF 120.96 FEET;

- 12) THENCE SOUTH 21°08'00" EAST, 146.63 FEET;
- 13) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 131.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 70°37'24", AN ARC LENGTH OF 161.47 FEET;
- 14) THENCE SOUTH 49°29'24" WEST, 61.65 FEET;
- 15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 177.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 29°47'40", AN ARC LENGTH OF 92.04 FEET;
- 16) THENCE SOUTH 79°17'04" WEST, 40.08 FEET;
- 17) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 140.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 41°27'18", AN ARC LENGTH OF 101.29 FEET;
- 18) THENCE SOUTH 37°49'46" WEST, 127.11 FEET;
- 19) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 372.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 14°36'49", AN ARC LENGTH OF 94.88 FEET;
- 20) THENCE SOUTH 23°12'57" WEST, 159.69 FEET;
- 21) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 936.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 22°36'39", AN ARC LENGTH OF 369.38 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°23'42" WEST;
- 22) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°21'56", AN ARC LENGTH OF 25.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 51.29 ACRES, MORE OR LESS.

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.

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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:

JACKIE RODGERS
CITY CLERK