

ORDINANCE NO. 3170

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 39.01 ± ACRES FROM THE MPC RZ6, MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO SIX DWELLING UNITS PER ACRE TO R-1/PCD, MEDIUM-LOW DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT, (ZN-37-2022, TULE SPRINGS – PARCEL 1.15) FOR PROPERTY LOCATED SOUTH OF GRAND TETON ALIGNMENT AND WEST OF 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. 3170, the following described parcel of land shall be reclassified as follows:

The MPC RZ6, Master Planned Community Residential Zone up to 6 Dwelling Units per Acre District to R-1 PCD, Medium-Low Density Residential Planned Community District (ZN-37-2022),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECIPTION

BEING A PORTION OF THAT REVERSIONARY AREA 2 AS SHOWN ON THAT CERTAIN REVERSIONARY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 152 OF PLATS, AT PAGE 49 LOCATED WITHIN THE NORTH HALF (N 1/2) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 09 AND SAID SECTION 16; THENCE NORTH 89°49'16" WEST ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 16, A DISTANCE OF 130.92 FEET; THENCE SOUTH 00°45'13" EAST DEPARTING SAID NORTHERLY LINE, 97.03 FEET TO THE **POINT TO BEGINNING**;

THENCE SOUTH 89°48'36" EAST, 129.35 FEET; THENCE SOUTH 89°49'41" EAST, 1,347.46 FEET; THENCE SOUTH 89°49'47" EAST, 508.38 FEET; THENCE SOUTH 00°10'13" WEST, 162.03 FEET; THENCE NORTH 87°25'02" WEST, 48.29 FEET; THENCE SOUTH 00°10'18" WEST, 246.71 FEET; THENCE SOUTH 11°48'29" WEST, 210.15 FEET; THENCE NORTH 78°11'31" WEST, 45.00 FEET; THENCE SOUTH 11°48'29" WEST, 189.50 FEET; THENCE SOUTH 78°10'32" EAST, 12.00 FEET; THENCE SOUTH 11°48'29" WEST, 240.02 FEET TO

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THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 280.00 FEET;

THENCE SOUTHEASTERLY, 61.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'41" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 89°13'48" EAST; THENCE SOUTHEASTERLY, 25.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°42'16"; THENCE SOUTH 13°27'05" WEST, 25.00 FEET TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED REVERSIONARY AREA 2; THENCE ALONG SAID SOUTHERLY BOUNDARY THROUGH THE FOLLOWING CURVES AND COURSES; THENCE NORTH 76°32'55" WEST, 324.30 FEET; THENCE NORTH 80°09'36" WEST, 167.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY, 53.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'52"; THENCE SOUTH 87°31'32" WEST, 303.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 890.00 FEET; THENCE SOUTHWESTERLY, 265.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'41" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 168.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 19°34'09" EAST; THENCE NORTHWESTERLY, 184.93 FEET DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°04'14" TO THE EASTERLY BOUNDARY OF AFOREMENTIONED REVERSIONARY AREA 2; THENCE ALONG SAID EASTERLY BOUNDARY THROUGH THE FOLLOWING CURVES AND COURSES; THENCE NORTH 46°29'55" WEST, 79.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 86.00 FEET; THENCE NORTHWESTERLY, 66.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'55"; THENCE NORTH 02°12'00" WEST, 445.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY, 112.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°21'41"; THENCE NORTH 51°33'41" WEST, 279.12 FEET; THENCE NORTH 47°13'23" WEST, 104.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING RADIUS OF 137.00 FEET; THENCE NORTHWESTERLY, 111.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°28'10"; THENCE NORTH 00°45'13" WEST, 63.79 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE "EXHIBIT TO ACCOMPANY ZONING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 39.01 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

SECTION 2: The R-1 PCD Medium-Low 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

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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:

JACKIE RODGERS
CITY CLERK