

## **ORDINANCE NO. 3171**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 35.60 ± 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-38-2022, TULE SPRINGS – PARCEL 1.16) FOR PROPERTY LOCATED SOUTH OF GRAND TETON ALIGNMENT AND EAST 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. 3171, the following described parcel of land shall be reclassified as follows:

The MPC RZ6, Master Planned Community Residential Zone up to Six Dwelling Units per Acre District to R-1 PCD, Medium-Low Density Residential Planned Community District (ZN-38-2022)

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DECRPTION**

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 AND THE NORTH HALF (N 1/2) OF SECTION 15, ALL IN TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SECTION CORNER COMMON TO SECTIONS 09, 10, 15 AND 16; THENCE NORTH 89°49'47" WEST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 16, A DISTANCE OF 590.13 FEET; THENCE SOUTH 00°10'25" WEST DEPARTING SAID NORTHERLY LINE, 97.00 FEET TO THE **POINT TO BEGINNING**;

THENCE CONTINUING SOUTH 00°10'25" WEST, 206.68 FEET; THENCE SOUTH 89°49'35" EAST, 208.71 FEET; THENCE NORTH 00°10'25" EAST, 40.00 FEET; THENCE SOUTH 89°49'35" EAST, 375.59 FEET; THENCE SOUTH 16°16'19" EAST, 178.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 297.00 FEET; THENCE SOUTHEASTERLY, 46.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'26"; THENCE SOUTH 25°11'45" EAST, 284.29 FEET TO THE

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BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 94.00 FEET; THENCE SOUTHEASTERLY, 138.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'49";

ZONING LEGAL DESCRIPTION CONTINUED

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THENCE NORTH 70°28'26" EAST, 27.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY, 122.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°50'09"; THENCE SOUTH 48°41'25" EAST, 36.30 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 141.00 FEET; THENCE SOUTHEASTERLY, 91.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°03'52"; THENCE SOUTH 85°45'17" EAST, 28.36 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHEASTERLY, 79.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°26'57"; THENCE SOUTH 54°18'20" EAST, 28.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY, 87.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°08'10"; THENCE NORTH 85°33'30" EAST, 41.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 112.00 FEET; THENCE EASTERLY, 36.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°26'58" TO WHICH A RADIAL LINE BEARS NORTH 14°00'29" EAST; THENCE SOUTH 26°04'38" WEST, 601.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY, 88.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°02'56"; THENCE NORTH 75°52'26" WEST, 75.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4610.00 FEET; THENCE NORTHWESTERLY, 638.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°56'03; THENCE NORTH 83°48'29" WEST, 459.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1160.00; THENCE NORTHWESTERLY, 146.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'34"; THENCE NORTH 76°32'55" WEST, 264.09 FEET; THENCE NORTH 13°27'05" EAST, 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET; THENCE NORTHERLY, 25.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°42'16" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 89°13'48" WEST; THENCE NORTHERLY 61.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'41"; THENCE NORTH 11°48'29" EAST, 240.02 FEET; THENCE NORTH 78°11'31" WEST, 12.00 FEET; THENCE NORTH 11°48'29" EAST, 189.50 FEET; THENCE SOUTH 78°11'32" EAST, 45.00 FEET; THENCE NORTH 11°48'29" EAST, 210.15 FEET; THENCE NORTH 00°10'18" EAST, 246.72 FEET; THENCE SOUTH 87°24'47" EAST, 48.29 FEET; THENCE NORTH 00°10'13" EAST, 162.03 FEET; THENCE SOUTH 89°49'47" EAST, 249.00 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE "EXHIBIT TO ACCOMPANY ZONING LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

**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 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