

ORDINANCE NO. 3167

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 17.65 ± ACRES FROM THE MPC RZ10, MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO 10 DWELLING UNITS PER ACRE TO R-1/PCD, MEDIUM-LOW DENSITY RESIDENTIAL / PLANNED COMMUNITY DISTRICT, (ZN-32-2022, TULE SPRINGS – PARCEL 1.11) FOR PROPERTY LOCATED AT THE NORTHWEST OF TULE SPRINGS PARKWAY APPROXIMATELY 750 FEET NORTHWEST 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. 3167, 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-1 PCD, Medium-Low Density Residential Planned Community District (ZN-32-2022)

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DECIPTION

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 SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 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 48°17'30" WEST DEPARTING SAID CENTERLINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, 33.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A

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RADIAL LINE TO SAID BEGINNING BEARS SOUTH 48°17'30" EAST; THENCE SOUTHWESTERLY, 5.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°35'39" TO WHICH A RADIAL LINE BEARS SOUTH 38°41'52" EAST; THENCE NORTH 48°17'30" WEST DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, 87.79 FEET; THENCE NORTH 38°05'02" WEST, 24.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHWESTERLY, 8.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'28"; THENCE NORTH 48°17'30" WEST, 80.00 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, 865.13 FEET TO THE WESTERLY BOUNDARY OF SAID REVERSIONARY AREA 1; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID REVERSIONARY AREA 1 AS FOLLOWS: NORTH 07°50'39" EAST, 274.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 174.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 18°59'38" EAST; THENCE SOUTHEASTERLY, 2.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'57"; THENCE SOUTH 70°19'25" EAST, 186.85 FEET; THENCE SOUTH 69°03'00" EAST, 63.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHEASTERLY, 166.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'08"; THENCE NORTH 82°06'53" EAST, 148.03 FEET; THENCE NORTH 79°21'10" EAST, 327.03 FEET; THENCE NORTH 78°05'43" EAST, 211.20 FEET; THENCE NORTH 80°49'52" EAST, 82.30 FEET; THENCE SOUTH 00°00'00" EAST DEPARTING SAID NORTHERLY BOUNDARY, 650.44 FEET; THENCE SOUTH 41°42'30" WEST, 530.82 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 17.65 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 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