

ORDINANCE NO. 3172

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 10.77 ± ACRES FROM R-E, RANCH ESTATES DISTRICT, TO M-2, GENERAL INDUSTRIAL DISTRICT, (ZN-01-2023, HEARTLAND EXPRESS), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LOSEE ROAD AND LA MADRE WAY 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. 3172, the following described parcel of land shall be reclassified as follows:

THE R-E, RANCH ESTATES DISTRICT TO M-2, GENERAL INDUSTRIAL DISTRICT, (ZN-01-2023),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

Assessor's Parcel Number 124-36-402-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 65 OF PARCEL MAPS, PAGE 80 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, BEING ALSO A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT DEED – DEED OF DEDICATION RECORDED SEPTEMBER 12, 1991 IN BOOK 910912 AS INSTRUMENT NO. 00790 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONDEMNED BY JUDGEMENT AND FINAL ORDER OF CONDEMNATION RECORDED AUGUST 10, 2004 IN BOOK 20040810 AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.

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FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONDEMNED BY JUDGEMENT AND FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 28, 2005 IN BOOK 20050928 AS INSTRUMENT NO. 02914 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT DEED – DEED OF DEDICATION RECORDED NOVEMBER 03, 2011 IN BOOK 20111103 AS INSTRUMENT NO. 00105 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT DEED – DEED OF DEDICATION RECORDED SEPTEMBER 18, 2012 IN BOOK 20120918 AS INSTRUMENT NO. 02091 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT, BARGAIN AND SALE DEED RECORDED JULY 28, 2021 IN BOOK 20210728 AS INSTRUMENT NO. 01601 OF OFFICIAL RECORDS.

SECTION 2: The M-2, General Industrial 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