

ORDINANCE NO. 3178

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 14.12+ ACRES FROM R-E, RANCH ESTATES DISTRICT, AND C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT, (ZN-05-2023, NORTH 5TH AND WASHBURN), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH 5TH STREET AND WASHBURN ROAD, 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. 3178, the following described parcel of land shall be reclassified as follows:

R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT, (ZN-05-2023),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER 124-34-701-034

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

BEING THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 50.00 FEET AS CONVEYED TO THE COUNTY OF CLARK FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS SHOWN BY THAT CERTAIN DEED AS SHOWN BY BOOK 919 AS INSTRUMENT NUMBER 738213 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THE WESTERLY 30.00 FEET AS CONVEYED TO THE COUNTY OF CLARK FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS SHOWN BY THAT CERTAIN DEED AS SHOWN BY BOOK 1804 AS INSTRUMENT NUMBER 1763756 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER 124-34-701-045

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 1-1 AS SHOWN BY MAP THEREOF IN FILE 108, PAGE 86 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT CERTAIN PORTION OF LAND AS SHOWN BY THAT CERTAIN ORDER OF VACATION AS SHOWN BY BOOK 20211007 AS INSTRUMENT NUMBER 01686 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER 124-34-701-046

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 1-2 AS SHOWN BY MAP THEREOF IN FILE 108, PAGE 86 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER 124-34-701-054

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

BEING PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 113, PAGE 76 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER 124-34-701-059

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

BEING LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 127, PAGE 29 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT CERTAIN PORTION OF LAND AS SHOWN BY THAT CERTAIN ORDER OF VACATION AS SHOWN BY BOOK 20211007 AS INSTRUMENT NUMBER 01686 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SECTION 2: The R-CL, Single-Family Compact Lot Residential 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 _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED:

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

JACKIE RODGERS
CITY CLERK