

ORDINANCE NO. 3192

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 4.25 ± ACRES FROM R-E, RANCH ESTATES DISTRICT, TO AN R-CL, RESIDENTIAL COMPACT LOT DISTRICT, (ZN-12-2023, AZURE & COMMERCE) CONSISTING OF 33, SINGLE-FAMILY RESIDENTIAL LOTS, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF AZURE AVENUE AND COMMERCE 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. 3135, the following described parcel of land shall be reclassified as follows:

THE R-E, RANCH ESTATES DISTRICT TO AN R-CL, RESIDENTIAL COMPACT LOT DISTRICT, (ZN-12-2023), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

APN: 124-27-501-005

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY FORTY (40) FEET, THE SOUTHERLY THIRTY (30) FEET AND THE SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF AS CONVEYED TO CLARK COUNTY BY DOCUMENTS RECORDED JULY 07, 1972 IN BOOK 245 AS INSTRUMENT NO. 204035 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AND RECORDED MAY 03, 1977 IN BOOK 734 AS INSTRUMENT NO. 693578 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

FURTHER EXCEPTING THEREFROM THOSE PORTION CONVEYED TO THE CITY OF NORTH LAS VEGAS IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JULY 29, 2016, IN BOOK 20160729 AS INSTRUMENT NO. 01696, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SECTION 2: The Residential Compact Lot District (R-CL) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

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CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The common open space shall include, at a minimum, the following amenities:
 - a. a tot-lot with EPDM surfacing
 - b. an open play turf area
 - c. a barbeque area
 - d. a shaded ramada
 - e. benches
 - f. lighting
 - g. dog station areas

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