

## **ORDINANCE NO. 3193**

AN ORDINANCE RELATED TO ZONING; ADDING THE URBAN AGRICULTURE OVERLAY DISTRICT (UA) TO 5.29 ACRES IN AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT, AND A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, (ZN-10-2023, ZION UMC) FOR PROPERTY LOCATED AT 2108 REVERE 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. **3193**, the following described parcels of land shall be reclassified to add the following overlay district:

Urban Agricultural Overlay District (ZN-10-2023),

THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DESCRIPTION**

Assessor's Parcel Number 139-22-201-001

COMMENCING the southwest corner of said Southwest Quarter (SW1/4) of the Northwest (NW1/4), also being a point at the centerline intersection of Lake Mead Blvd. and Revere St.; Thence North 00°47'32" East along the west line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and centerline of Revere St., 688.11 feet; Thence departing said west line and said centerline, South 89°12'28" East, 30 feet to a point on the east right-of-way line of Revere St. as dedicated in Grant Deed – Deed of Dedication recorded March 18, 1993, in Book 930318, Instrument Number 00886, Clark County, Nevada Records, said point also being the POINT OF BEGINNING; Thence North 00°47'32" East along said east line, 261.15 feet to a point on the south line of Gilday Ave. as dedicated in Grant Deed – Deed of Dedication recorded July 27, 1999, in Book 990727, Instrument Number 01039, Clark County, Nevada Records, point also being the point of a tangent curve; Thence along said south line the following seven (7) courses, (1) curving to the right along the arc of a 15.00 foot radius curve, concave southeasterly, through a central angle of 90°00'00", an arc length of 23.56 feet; (2) Thence South 89°12'28" East, 54.45 feet to the point of a tangent curve; (3) Thence curving to the left along the arc of a 526.00 foot radius curve, concave northerly, through a central angle of 3°46'21", an arc length of 34.63 feet to the point of a compound curve, to which a radial line bears South 02°58'49" East; (4) Thence curving to the left along the arc of a 326.00 foot radius curve, concave northwesterly, through a central angle of 21°53'04", an arc length of 124.52 feet; (5) Thence North 65°08'07" East, 38.25 feet to the point of a tangent curve;

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(6) Thence curving to the right along the arc of a 274.00 foot radius curve, concave southeasterly, through a central angle of 25°22'17", an arc length of 121.33 feet; (7) Thence South 89°29'36" East, 58.31 feet; Thence departing said south line, South 00°30'24" West, 351.56 feet; Thence North 89°20'36" West, 435.57 feet to the POINT OF BEGINNING.

Assessor's Parcel Number 139-22-201-002

COMMENCING the southwest corner of said Southwest Quarter (SW1/4) of the Northwest (NW1/4), also being a point at the centerline intersection of Lake Mead Blvd. and Revere St.; Thence North 00°47'32" East along the west line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and centerline of Revere St., 688.11 feet; Thence departing said west line and said centerline, South 89°12'28" East, 30 feet to a point on the east right-of-way line of Revere St. as dedicated in Grant Deed – Deed of Dedication recorded March 18, 1993, in Book 930318, Instrument Number 00886, Clark County, Nevada Records, Thence South 89°20'36" East, 435.57 feet to the POINT OF BEGINNING; Thence North 00°30'24" East, 208.00 feet; Thence South 83°44'00" East, 133.24 feet; Thence South 76°58'53" East, 497.50 feet; Thence South 12°02'05" West, 90.24 feet; Thence North 89°20'36" West, 600.22 feet to the POINT OF BEGINNING.

**SECTION 2:** The Urban Agricultural Overlay 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:

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NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

\_\_\_\_\_  
JACKIE RODGERS  
CITY CLERK