

ORDINANCE NO. 3064

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 27.04± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-29-2020, BINION 50 EAST) FOR A 170-LOT SINGLE-FAMILY SUBDIVISION FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LOSEE ROAD AND DEER SPRINGS 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. 3064, the following described parcel of land shall be reclassified as follows:

FROM R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-29-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

AS SHOWN IN FILE 124, PAGE 66 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, SAID CORNER BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DEER SPRINGS WAY; THENCE ALONG THE BORDER OF SAID PARCEL 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°00'00" EAST, 540.52 FEET; 2) NORTH 00°04'29" EAST, 257.01 FEET; 3) NORTH 89°33'25" WEST, 136.83 FEET; 4) NORTH 00°26'02" EAST, 882.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE CLARK COUNTY I-215 BELTWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 70°13'00" EAST, 118.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,320.00 FEET; 2) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°22'59", AN ARC LENGTH OF 492.63 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 01°35'59" EAST; 3) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°46'07", AN ARC LENGTH OF 75.72 FEET; 4) SOUTH 04°49'52" EAST, 229.44 FEET TO THE WESTERLY RIGHT-OF-WAY OF LOSEE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: 1) SOUTH 08°31'57" EAST, 231.97 FEET 2) SOUTH 11°38'28" EAST, 105.34 FEET; 3) SOUTH 03°06'06" EAST, 277.25 FEET; 4) SOUTH 00°34'30" WEST, 114.00 FEET; 5) SOUTH 01°50'57" WEST, 224.83 FEET; 6) SOUTH 00°34'30" WEST, 99.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 93.00 FEET; 7) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 29.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 107.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 71°13'48" EAST; 8) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 33.98 FEET; 9) SOUTH 00°34'30" WEST, 121.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°29'13", AN ARC LENGTH OF 84.34 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF DEER SPRINGS WAY; THENCE ALONG SAID RIGHT-OF-

WAY THE FOLLOWING ELEVEN (11) COURSES: 1) NORTH 89°56'17" WEST, 1.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 20.00 FEET; 2) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 3.56 FEET; 3) NORTH 79°43'49" WEST, 51.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET; 4) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'28", AN ARC LENGTH OF 5.34 FEET; 5) NORTH 89°56'17" WEST, 80.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET; 6) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 8.96 FEET; 7) SOUTH 72°56'51" WEST, 26.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 20.00 FEET; 8) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'52", AN ARC LENGTH OF 5.97 FEET ; 9) NORTH 89°56'17" WEST, 90.06 FEET; 10) SOUTH 88°47'20" WEST, 225.06 FEET; 11) NORTH 89°56'17" WEST, 35.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 23.47 ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 00°34'30" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 153, PAGE 20 OF PLATS.

END OF DESCRIPTION.

SECTION 2: The Planned Unit Development (PUD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
5. The property owner is required to grant roadway easements where public and private streets intersect.
6. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
7. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040. Conformance may require modifications to the site.

8. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Numbers 222.1 and 222.
9. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Losee Road
 - b. Deer Springs Way
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
13. All offsite improvements must be complete prior to final inspection of the first home.

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 Councilmen

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 _____, 2021.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC
CITY CLERK