

**ORDINANCE NO. 3065**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 11.62± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-30-2020, LONE MOUNTAIN & SIMMONS NEC) FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SIMMONS 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. 3065, the following described parcel of land shall be reclassified as follows:

FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-30-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-32-810-014

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 113 OF PARCEL MAPS, PAGE 0018, IN OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA  
COMMONLY KNOWN ADDRESS:

UNASSIGNED SITUS, NORTH LAS VEGAS, NV 89031

**SECTION 2:** The Single-Family Compact Lot Residential District (R-CL) 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 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