

ORDINANCE NO. 3063

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 28.6± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-2, GENERAL COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-27-2020, ORCHARD CANYON) CONSISTING OF APPROXIMATELY 19 ACRES, FOR A 98-LOT SINGLE-FAMILY SUBDIVISION AND APPROXIMATELY 9.6 ACRES FOR A COMMERCIAL DEVELOPMENT CONTAINING A CONVENIENCE FOOD STORE WITH GAS PUMPS FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD 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. 3063, the following described parcel of land shall be reclassified as follows:

FROM C-2, GENERAL COMMERCIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-27-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

PARCEL 1:

A PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 971.51 FEET NORTH 0°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°05'32" WEST 193.05 FEET; THENCE SOUTH 0°00'59" EAST, 249.50 FEET; THENCE SOUTH 89°05'32" WEST 455.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0°02'41" EAST 595.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF AZURE AVENUE AS IT IS DEDICATED AT 30.00 FOOT HALF-WIDTH; THENCE NORTH 89°05'32" EAST 592.57 FEET ALONG SAID SOUTH LINE OF AZURE AVENUE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 85.66 FEET (CENTRAL ANGLE EQUALS 90°53'30" AND LONG CHORD BEARS SOUTH 45°27'43" EAST 76.96 FEET) TO A POINT OF TANGENCY ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT

50.00 FOOT HALF-WIDTH; THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING THIRTEEN COURSES: SOUTH 0°00'59" EAST 0.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 5°05'15" WEST 3.56 FEET) TO A POINT OF TANGENCY; SOUTH 10°11'29" WEST 51.96 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS SOUTH 5°05'15" WEST 5.34 FEET) TO A POINT OF TANGENCY; SOUTH 0°00'59" EAST 65.00 FEET; SOUTH 89°59'01" WEST 3.00 FEET; SOUTH 0°00'59" EAST 5.00 FEET; NORTH 89°59'01" EAST 3.00 FEET; SOUTH 0°00'59" EAST 10.00 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND THE LONG CHORD BEARS SOUTH 8°34'25" EAST 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 17°07'51" EAST 26.46 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 8°34'25" EAST 5.95 FEET) TO A POINT OF TANGENCY; AND SOUTH 0°00'59" EAST 110.09 FEET TO THE POINT OF THE BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE WEST LINE OF LAMB BOULEVARD AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 971.51 FEET NORTH 0°00'59" WEST ALONG THE SECTION LINE AND 50.01 FEET SOUTH 89°05'32" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE ALONG SAID WEST LINE OF LAMB BOULEVARD THE FOLLOWING SIX COURSES: SOUTH 0°00'59" EAST 367.17 FEET; SOUTH 1°15'24" WEST 225.06 FEET; SOUTH 0°00'59" EAST 87.55 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.17 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 9°04'52" WEST 30.04 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.34 FEET (CENTRAL ANGLE EQUALS 18°11'41" AND LONG CHORD BEARS SOUTH 9°04'52" WEST 33.20 FEET) TO A POINT OF TANGENCY; AND SOUTH 0°00'59" EAST 121.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 83.95 FEET (CENTRAL ANGLE EQUALS 89°04'42" AND LONG CHORD BEARS SOUTH 44°31'22" WEST 75.75 FEET) TO A POINT OF TANGENCY ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 55.00 FOOT HALF-WIDTH; THENCE ALONG SAID NORTH LINE OF TROPICAL PARKWAY THE FOLLOWING FIFTEEN COURSES: SOUTH 89°03'43" WEST 1.46 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.56 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 3.56 FEET) TO A POINT OF TANGENCY; NORTH 80°43'49" WEST 51.96 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.35 FEET (CENTRAL ANGLE EQUALS 10°12'28" AND LONG CHORD BEARS NORTH 85°50'03" WEST 5.34 FEET) TO

A POINT OF TANGENCY; SOUTH 89°03'43" WEST 65.00 FEET; NORTH 0°56'17" WEST 3.00 FEET; 89°03'43" WEST 5.00 FEET; SOUTH 0°56'17" EAST 3.00 FEET; SOUTH 89°03'43" WEST 10.00 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE IF 8.96 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 8.93 FEET) TO A POINT OF TANGENCY; SOUTH 71°56'51" WEST 26.46 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 5.97 FEET (CENTRAL ANGLE EQUALS 17°06'52" AND LONG CHORD BEARS SOUTH 80°30'17" WEST 5.95 FEET) TO A POINT OF TANGENCY; SOUTH 89°03'43" WEST 90.00 FEET; SOUTH 87°47'20" WEST 225.06 FEET; AND SOUTH 89°03'43" WEST 403.02 FEET; THENCE NORTH 0°06'20" EAST 623.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°04'37" EAST 321.11 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 0°02'41" EAST 48.70 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°05'32" EAST 455.00 FEET; THENCE NORTH 0°00'59" WEST 249.50 FEET; THENCE NORTH 89°05'32" EAST 193.05 FEET TO THE WEST LINE OF LAMB BOULEVARD AND THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA:

BEGINNING AT A POINT ON THE NORTH LINE OF TROPICAL PARKWAY AS IT IS DEDICATED AT 50.00 FOOT HALF-WIDTH BEING 1020.65 FEET SOUTH 89°03'43" WEST ALONG THE QUARTER SECTION LINE AND 50.01 FEET NORTH 0°06'20" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°03'43" WEST 377.00 FEET ALONG SAID NORTH LINE OF TROPICAL PARKWAY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 0°06'20" EAST 623.89 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°04'37" EAST 377.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH 0°06'20" WEST 623.79 FEET TO THE NORTH LINE OF SAID TROPICAL PARKWAY AND THE POINT OF BEGINNING.

SECTION 2: The Planned Unit Development District (PUD) 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. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; turfed open play areas; shaded picnic areas; and dog stations.
3. Final Development Plans are required for the residential and commercial components.
4. C-2, General Commercial District uses for the commercial portion of the PUD, Planned Unit Development are allowed with approval of a Final Development Plan.
5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. The property owner is required to grant roadway easements where public and private streets intersect.
9. 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.
10. 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.
11. 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.
12. 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. Lamb Boulevard (sidewalk)
 - b. Azure Avenue

c. Tropical Boulevard

13. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
14. 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.
15. 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.
16. All offsite improvements must be complete prior to final inspection of the first home/building.

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