

## **ORDINANCE NO. 3088**

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA AMENDING ORDINANCE NO. 2881; THE INSIGHT PARK HIGHLANDS DEVELOPMENT AGREEMENT (DA-04-2021, FULLERTON COVE) TO MODIFY THE DEVELOPMENT STANDARDS; AMEND THE PERMITTED COMMERCIAL USES; ADD SINGLE-FAMILY RESIDENTIAL USES; CHANGE THE LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL TO SINGLE-FAMILY MEDIUM AND COMMUNITY COMMERCIAL AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

**WHEREAS**, pursuant to Nevada Revised Statute Section 278.0201, the City Council of the City of North Las Vegas enacted North Las Vegas Municipal Code Section 15.56 providing for the utilization of development agreements to regulate land development within the incorporated boundaries of the City of North Las Vegas;

**WHEREAS**, on March 21, 2018, the City of North Las Vegas adopted Ordinance No. 2881 which acted to approve and adopt that certain Development Agreement by and between the City of North Las Vegas, Insight Park Highlands, LLC and PH Consulting Services, LLC for the development of land identified as Insight Park Highlands.

**WHEREAS**, subsequent to the passage of Ordinance No. 2881, the ownership of the land controlled by the development agreement changed,

**WHEREAS**, the current land owners of the land known as Park Highlands West (Valley Vista) desire to amend the land use plan and development standards for the Insight Park Highlands Development.

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** The Development Agreement originally negotiated between the City of North Las Vegas, Insight Park Highlands, LLC and PH Consulting Services, LLC is hereby amended by replacing the Development Standards and Land Use Plan with a Development Standards attached hereto as Exhibit "A".

**SECTION 2:** Except as otherwise provided in the Development Agreement and all other accompanying exhibits, all ordinance, resolutions, and regulations applicable to that certain property is subject to the Development Agreement as amended from time to time.

**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  
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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:

ABSTAN:

ABSENT:

APPROVED:

\_\_\_\_\_  
JOHN J. LEE, MAYOR

ATTEST:

\_\_\_\_\_  
MARIE E. PURCELL, CMC  
ACTING CITY CLERK