

ORDINANCE NO. 3086

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 1.93 ± ACRES FROM A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-15-2021, MINI STORAGE FACILITY) FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE 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. 3086, the following described parcel of land shall be reclassified as follows:

C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-15-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

APN 124 29 801 001

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SW ¼) of Section 29, Township 19 South, Range 61 East, M.D.B. & M., Clark County, Nevada.

Excepting therefrom those portions as conveyed to Clark County by Deed recorded January 21, 1976 in Book 588 of Official Records as Document No. 547346 and that portion as conveyed to the City of North Las Vegas in document recorded September 28, 2005 in Book 20050928, as Instrument No. 0002092 of Official Records.

SECTION 2: The Neighborhood Commercial District (C-1) 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 Ordinance No. 3086

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:

MARIE E. PURCELL, CMC
ACTING CITY CLERK