

ORDINANCE NO. 3087

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 34.6± ACRES FROM AN MPC C-2, MASTER PLAN COMMUNITY GENERAL COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-17-2021, FULLERTON COVE) TO ALLOW 250 SINGLE-FAMILY DWELLING UNITS FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF REVERE STREET AND CLARK COUNTY 215 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. 3087, the following described parcel of land shall be reclassified as follows:

MPC C-2, MASTER PLAN COMMUNITY GENERAL COMMERCIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-17-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

PARCEL 1 AS SHOWN ON THE PARCEL MAP OF "PARENT FINAL MAP OF PROJECT "O" EAST PARCEL" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 127, PAGE 41 OF PLATS, LYING WITHIN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

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:

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Perimeter landscaping area along Dorrell Lane shall be twenty feet in width with an eight (8) foot sidewalk centered within the landscape area.

3. The perimeter landscaping along Dorrell Lane shall match the landscaping within the Villages of Tule Springs along Dorrell Lane. This includes the tree and shrub varieties and spacing.
4. Pedestrian connections shall be added to the easement/open space areas when cul-de-sacs abut Dorrell Lane, Entry Street and the future commercial development. Pedestrian connections shall include a pedestrian gate and a five (5) foot wide sidewalk.

Public Works:

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. 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.
9. 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.
10. 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.
11. 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. Dorrell Lane (sidewalk)
 - b. Revere Street
12. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
13. All offsite improvements must be complete prior to final inspection of the first home/building.
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. The property owner is required to grant roadway easements where public and private streets intersect.
16. 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.

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:

MARIE E. PURCELL, CMC, ACTING CITY CLERK