

ORDINANCE NO. 3091

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 8.48 ± ACRES FROM THE C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SINGLE-FAMILY LOW DENSITY DISTRICT (ZN-16-2021, CENTENNIAL AND LAMB), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL 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. 3091, the following described parcel of land shall be reclassified as follows:

C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SINGLE-FAMILY LOW DENSITY DISTRICT (ZN-16-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

APN: 123-29-101-001 THRU 004

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE OVERALL BOUNDARY OF "CENTENNIAL AND LAMB".

DESCRIPTION

BEING PORTIONS OF LOTS 1 THRU 4 INCLUSIVE, AS SHOWN ON THAT CERTIFICATE OF LAND DIVISION, "LD 32-87" RECORDED JUNE 22, 1987 IN BOOK 870622 AS DOCUMENT NO. 04439, OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE OF THAT CERTIFICATE OF LAND DIVISION - LD 32-87 RECORDED JUNE 22, 1987 IN BOOK 870622 AS DOCUMENT NUMBER 04439, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING ALSO THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

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EXCEPTING THEREFROM THE NORTHERLY FIFTY (50) FEET, WESTERLY FIFTY (50) FEET AND SPANDREL AREA AS CONVEYED TO COUNTY OF CLARK BY DEEDS RECORDED SEPTEMBER 10, 1964 IN BOOK 569 AS DOCUMENT NUMBER 457934 AND RECORDED FEBRUARY 28, 1980 IN BOOK 1192 AS DOCUMENT NUMBER 1151638, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 30, 2007 IN BOOK 20070530 AS INSTRUMENT NUMBER 00676 OFFICIAL RECORDS.

TOGETHER WITH LOT TWO OF THAT CERTIFICATE OF LAND DIVISION - LD 32-87 RECORDED JUNE 22, 1987 IN BOOK 870622 AS DOCUMENT NUMBER 04439, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING ALSO THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED FEBRUARY 28, 1980 IN BOOK 1192 AS INSTRUMENT NUMBER 1151638 OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 30, 2007 IN BOOK 20070530 AS INSTRUMENT NUMBER 00677 OFFICIAL RECORDS.

TOGETHER WITH LOT THREE OF THAT CERTIFICATE OF LAND DIVISION - LD 32-87 RECORDED JUNE 22, 1987 IN BOOK 870622 AS DOCUMENT NUMBER 04439, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING ALSO THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY FIFTY (50) FEET AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED FEBRUARY 28, 1980 IN BOOK 1192 AS DOCUMENT NUMBER 1151638, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 30, 2007 IN BOOK 20070530 AS INSTRUMENT NUMBER 00678 OFFICIAL RECORDS.

TOGETHER WITH LOT FOUR OF THAT CERTIFICATE OF LAND DIVISION - LD 32-87 RECORDED JUNE 22, 1987 IN BOOK 870622 AS DOCUMENT NUMBER 04439, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING ALSO THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY FIFTY (50) FEET, AND THE SOUTHERLY THIRTY (30) FEET AND SPANDREL AREA AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED FEBRUARY 28, 1980 IN BOOK 1192 AS DOCUMENT NUMBER 1151638, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 30, 2007 IN BOOK 20070530 AS INSTRUMENT NUMBER 00679 OFFICIAL RECORDS.

SECTION 2: The Single-Family Low Density District (R-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 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 Council members 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:

JACKIE RODGERS
ACTING CITY CLERK

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