

**ORDINANCE NO. 3092**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 16.89 ± ACRES FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-19-2021, CENTENNIAL & NORTH 5<sup>TH</sup> APARTMENTS), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND NORTH 5<sup>TH</sup> STREET 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. 3092, the following described parcel of land shall be reclassified as follows:

PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-19-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

Legal Description of Real Property  
Assessor Parcel Number: 124-23-401-001

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED JUNE 10, 1999 IN BOOK 990610 AS DOCUMENT NO. 00788 OF OFFICIAL RECORDS FOR CLARK COUNTY, NEVADA ("OFFICIAL RECORDS").

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 12, 2020 IN BOOK 20200512 AS DOCUMENT NO. 0001125 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED MAY 12, 2020 IN BOOK 20200512 AS DOCUMENT NO. 0001126 OF OFFICIAL RECORDS.

**SECTION 2:** The Multi-Family Residential (R-3) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code.

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**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:

\_\_\_\_\_  
JACKIE RODGERS  
ACTING CITY CLERK