

**ORDINANCE NO. 3116**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 86.18 ± ACRES FROM R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO M-1, BUSINESS PARK INDUSTRIAL DISTRICT, (ZN-04-2022, CAREY/SIMMONS INDUSTRIAL), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CAREY AVENUE AND SIMMONS 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. 3116, the following described parcel of land shall be reclassified as follows:

THE R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO M-1, BUSINESS PARK INDUSTRIAL DISTRICT, (ZN-04-2022), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**LEGAL DESCRIPTION**

Assessor's Parcel Number's: 139-17-701-001 and 139-17-801-004

PARCEL 1:

THAT PORTION OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 20 SOUTH RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 1 OF FILE 83, PAGE 49 OF PARCEL MAPS CLARK COUNTY NEVADA, RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF NORTH LAS VEGAS, COUNTY OF CLARK STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, SAID POINT 30.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17;

THENCE SOUTH 89°30'20" EAST. ALONG SAID NORTH LINE, 1129.20 FEET TO THE

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INTERSECTION OF THE CENTERLINE OF CHAMBERLAIN LANE;

THENCE SOUTH 00°29'40" WEST, ALONG SAID CENTERLINE, 164.23 FEET TO THE BEGINNING OF A 360.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE EASTERLY.

THENCE SOUTHERLY ALONG SAID CIRCLE, CONTINUING ALONG SAID CENTERLINE, 316.19 FEET THROUGH A CENTRAL ANGLE OF 50°19'24" TO A POINT ON THE WESTERLY BOUNDARY OF WINDSOR PARK UNIT NO3.3 AS RECORDED IN BOOK 10, PAGE 79 OF PLATS, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 56°31'50" WEST, ALONG SAID WESTERLY BOUNDARY 27.02 FEET TO A POINT ON A 386.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 41°18'02" EAST;

THENCE SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG SAID WESTERLY BOUNDARY, 520.93 FEET TO THE BEGINNING OF A 130.75 FOOT RADIUS CURVE LEFT, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG SAID WESTERLY BOUNDARY, 117.52 FEET THROUGH A CENTRAL ANGLE OF 51°30'00";

THENCE SOUTH 00°17'52" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, 388.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF (N ½) OF SOUTHEAST QUARTER (SE ¼) OF SECTION 17;

THENCE NORTH 89°17'52" WEST, CONTINUING ALONG SAID SOUTH LINE, 814.38 FEET TO A POINT 30.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17;

THENCE NORTH 01°20'18" WEST, PARALLEL WITH SAID WEST LINE, 1325.98 FEET TO THE POINT OF BEGINNING.

**SECTION 2:** The M-1, Business Park Industrial District 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 \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED:

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

ATTEST:

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