

**ORDINANCE NO. 3129**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 16.6 ± ACRES FROM AN R-E, RANCH ESTATES DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-15-2020, LONE MOUNTAIN / ALLEN) TO ALLOW A 38-LOT, SINGLE-FAMILY DEVELOPMENT FOR PROPERTY LOCATED GENERALLY NORTH OF LONE MOUNTAIN ROAD BETWEEN WILLIS STREET AND KENNY WAY 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. 3129, the following described parcel of land shall be reclassified as follows:

THE R-E, RANCH ESTATES DISTRICT, TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-15-2020). THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**LEGAL DESCRIPTION**

**APN: 124-31-802-008**

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST M.D.M. FURTHER DESCRIBED AS FOLLOWS:

LOT FIVE HUNDRED NINETY-NINE (599) DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 AS DOCUMENT NO. 00517 OF OFFICIAL RECORDS, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS.

**APN: 124-31-802-009**

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

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LOT FIVE HUNDRED NINETY-EIGHT (598) DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 AS DOCUMENT NO. 00517 OF OFFICIAL RECORDS, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS.

**APN: 124-31-802-010**

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

LOT FIVE HUNDRED NINETY SEVEN (597) DEPICTED ON THAT CERTAIN RECORD OF SURVEY MAP IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 AS DOCUMENT NO. 00517 OF OFFICIAL RECORDS, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING NRU AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS.

**APN: 124-31-802-011**

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTH 50 FEET AND THE EAST 40 FEET CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED AUGUST 20, 1987, IN BOOK 870820 AS DOCUMENT NO. 00394.

BEING FURTHER DESCRIBED AS LOT 596 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 52 OF SURVEYS, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**APN: 124-32-401-005**

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM, THE SOUTHERLY 50.00 FEET AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES AND THE NORTH 30.00 FEET AS CONVEYED TO THE CITY OF NORTH LAS VEGAS, NEVADA FOR ROAD PURPOSES, AND THE WESTERLY 40.00 FEET AS CONVEYED TO THE CITY OF NORTH LAS VEGAS, NEVADA FOR ROAD PURPOSES.

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ALSO EXCEPTING THEREFROM THE SOUTH 100.00 FEET OF THE NORTH 130.00 FEET OF THE EAST 100.00 FEET OF THE WEST HALF (W 1H) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B.&M.

**APN: 124-32-401-006**

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1J/) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPT THE INTEREST IN AND TO THE SOUTHERLY 50.00 FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 24, 1964 AS DOCUMENT NO. 472515 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**SECTION 2:** The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All lots shall comply with the following minimum dimensional standards:
  - a. Lot Area: 14,500 square feet
  - b. Lot Width: 80 feet
  - c. Single-Story with a Maximum Building Height of 28 feet
3. An equestrian trail shall be provided around the perimeter of the western half of the development (along Willis Street, Lone Mountain Road, and Allen Lane) and along Lone Mountain Road for the eastern half of the development. In addition, a three-rail white fence shall be provided along the equestrian trail for the portion of Lone Mountain Road.
4. An eight (8) foot tall decorative block wall shall be provided along the northern property line between Willis Street and Allen Lane.
5. The developer shall not place any plants that are poisonous to animals within the perimeter landscaping.
6. The development shall comply with the following setbacks:
  - a. Front: 20 Feet
  - b. Interior Side: 10 feet
  - c. Corner Side: 10 feet
  - d. Rear: 20 Feet
7. A Final Development Plan is required to be submitted and approved by Planning Commission.

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8. The Planned Unit Development shall be subject to all regulations and rights of the Ranch Estates Rural Preservation Overlay District as described in 17.16.050.L.
9. The Planned Unit Development shall be subject to all regulations and rights of R-E District lots for the purposes of the Keeping of Domesticated Farm Animals as described in 17.20.030.F.10.
10. Property walls shall not be constructed within the easement granted to Nevada Power for the existing run of poles along the north property line between Lots 8-19.
11. A five foot wide public utility easement is required adjacent to all streets. Regarding the entrance street on Lone Mountain Road between Lots 5 & 6, the property wall cannot be located within this easement area; this is applicable in every corner / side lot location.
12. 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
13. Approval of a drainage study is required prior to submittal of the civil improvement plans.
14. Proposed residential driveway slopes shall not exceed twelve percent (12%).
15. All common elements shall be labeled and are to be maintained by the Home Owners' Maintenance Association.
16. 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.
17. 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.
18. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
19. 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.
20. Right-of-way dedication for a RTC bus turn-out is required on Lone Mountain Road near Allen Lane per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

21. Right-of-way dedication for a RTC bus turn-out is required on Allen Lane near Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
22. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Lone Mountain Road
  - b. Allen Lane
  - c. Kenny Way
  - d. Verde Way
  - e. Willis Street
23. Half street improvements are required along the frontage of the City of North Las Vegas parcel (APN 12432401004).
24. A raised median shall be installed within Lone Mountain Road.
25. Standard public streetlights are prohibited within the development, along the internal residential streets. However, carriage lights or small residential lamp posts are allowed and encouraged.
26. 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.

**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 Ordinance No. 3129

Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED:

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JOHN J. LEE, MAYOR

ATTEST:

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JACKIE RODGERS  
CITY CLERK