

ORDINANCE NO. 3133

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 2.29 ± ACRES FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT, (ZN-10-2022, FUSELIER & CRAIG), FOR PROPERTY LOCATED APPROXIMATELY 280 FEET SOUTH OF CRAIG ROAD ON THE WEST SIDE OF FUSELIER DRIVE, 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. 3133, the following described parcel of land shall be reclassified as follows:

THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT, (ZN-10-2022), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING DESCRIBED ADDITIONAL PROPERTY:

BEGINNING AT THE NORTHWEST CORNER (NW COR.) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 5, THENCE SOUTH 87°52'23" EAST ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 636.11 FEET, THENCE SOUTH 02°20'37" WEST A DISTANCE OF 359.54 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 02°20'37" WEST A DISTANCE OF 329.54 FEET TO A POINT, THENCE NORTH 87°52'23" WEST A DISTANCE OF 303.66 FEET TO A POINT, THENCE NORTH 02°20'37" EAST A DISTANCE OF 329.10 FEET TO A POINT, THENCE SOUTH 87°52'23" EAST A DISTANCE OF 303.35 FEET THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF LOT ONE (1) OF PARCEL MAP IN FILE 77, PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED SEPTEMBER 16, 1993 IN BOOK 930916 AS DOCUMENT 00818, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN FUSELIER DRIVE, AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED NOVEMBER 18, 1970 IN BOOK 80 AS DOCUMENT NO. 63463, OFFICIAL RECORDS.

NOTE: THE ABOVE REFERENCED LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 6, 2010, AS INSTRUMENT NO. 20100706-0003791, OF OFFICIAL RECORDS.

SECTION 2: The R-CL, Single-Family Compact Lot Residential 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