

ORDINANCE NO. 3054

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 14.41± ACRES FROM AN O-L, OPEN LAND DISTRICT TO A M-2, GENERAL INDUSTRIAL DISTRICT (ZN-19-2020, TROPICAL 4), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF TROPICAL PARKWAY AND CASTLEBERRY LANE ALIGNMENT 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. 3054, the following described parcel of land shall be reclassified as follows:

O-L, OPEN LAND DISTRICT TO M-2, GENERAL INDUSTRIAL DISTRICT (ZN-19-2020),
THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

APN: 123-28-601-003

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, SITUATED SOUTHERLY OF THE RIGHT OF WAY OF INTERSTATE ROUTE 15 AS IT NOW EXISTS, EXCEPTING ANY PUBLIC ROAD RIGHTS OF WAY.

EXPECTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED JUNE 28, 1979 IN BOOK 1078 AS DOCUMENT NO. 1037111 OF OFFICIAL RECORDS.

FURTHER EXPECTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED NOVEMBER 13, 1979 IN BOOK 1146 AS DOCUMENT NO. 1105693 OF OFFICIAL RECORDS.

APN: 123-28-601-004

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH THIRTY (30) FEET AND THE EAST THIRTY (30) FEET, TOGETHER WITH SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF, AS CONVEYED TO COUNTY IN THAT CERTAIN DOCUMENT RECORDED JUNE 28, 1979 IN BOOK 1078 AS DOCUMENT NO. 1037111 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER DESCRIBED AS LOT FOUR (4) ON THAT CERTIFICATE OF LAND DIVISION NO. 75-79 RECORDED JUNE 28, 1979 IN Ordinance No. 3054

BOOK 1078 AS DOCUMENT NO. 1037110 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 123-28-601-014

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED OCTOBER 01, 1980 IN BOOK 1290, INSTRUMENT NO. 1249144, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BEING FURTHER DESCRIBED AS LOT ONE (1) OF LAND DIVISION 99-80 RECORDED OCTOBER 1980 IN BOOK 1290, INSTRUMENT NO. 1249143, CLARK COUNTY, NEVADA.

APN: 123-28-601-015

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B.&M, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED OCTOBER 1, 1980, IN BOOK 1290 INSTRUMENT NO. 1249144, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BEING FURTHER DESCRIBED AS LOT TWO (2) OF LAND DIVISION 99-80 RECORDED OCTOBER 1, 1980 IN BOOK 1290, INSTRUMENT NO. 1249143, CLARK COUNTY, NEVADA.

APN: 123-28-601-017

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED OCTOBER 01, 1980 IN BOOK 1290, INSTRUMENT NO. 1249144, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BEING FURTHER DESCRIBED AS LOT FOUR (4) OF LAND DIVISION 99-80 RECORDED OCTOBER 1980 IN BOOK 1290, INSTRUMENT NO. 1249143, CLARK COUNTY, NEVADA.

APN: 123-28-601-026

THAT PORTION OF THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., LYING SOUTHERLY OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 15, AS DESCRIBED IN DEED TO THE STATE OF NEVADA RECORDED DECEMBER 31, 1962 IN BOOK 409 AS DOCUMENT NO. 330130, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY, BY DEED RECORDED JUNE 28, 1979 IN BOOK 1078, AS DOCUMENT NO. 1037111, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION IN FAVOR OF CLARK COUNTY RECORDED MARCH 16, 2001 IN BOOK 20010316 AS DOCUMENT NO. 02462, OFFICIAL RECORDS.

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SECTION 2: The General Industrial District (M-2) 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 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:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC
CITY CLERK