

ORDINANCE NO. 3067

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 2.37± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD/PID, PLANNED UNIT DEVELOPMENT/PLANNED INFILL DEVELOPMENT DISTRICT (ZN-34-2020, DIAMOND VALLEY ACTIVE ADULT COMMUNITY) FOR A 59-UNIT SENIOR MULTI-FAMILY COMPLEX FOR PROPERTY LOCATED WEST OF VALLEY DRIVE APPROXIMATELY 270 FEET SOUTH OF CRAIG ROAD 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. 3067, the following described parcel of land shall be reclassified as follows:

FROM C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO PUD / PID, PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-34-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 80 OF PARCEL MAPS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SECTION 2: The Planned Unit Development District / Planned Infill Development District (PUD / PID) 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. The residences shall be limited to persons 55 years of age and older.
3. Hours of operation for all outdoor recreation activities should be limited to the hours of 8:00 am to 10:00 pm.
4. The trees used for screening the development shall be an evergreen variety.

5. Lights poles used around the recreation areas shall be limited to 12 feet in height.
6. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. 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.

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:

CATHERINE A. RAYNOR, MMC
CITY CLERK