

## ORDINANCE NO. 3072

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 15.38± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-04-2021, CENTENNIAL-PECOS), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS 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. 3072, the following described parcel of land shall be reclassified as follows:

FROM C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-04-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-25-501-007

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, SAME BEING THE CENTERLINE INTERSECTION OF CENTENNIAL PARKWAY AND PECOS ROAD; THENCE SOUTH 00°38'21" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) AND THE CENTERLINE OF PECOS ROAD, 640.25 FEET; THENCE SOUTH 89°02'41" WEST DEPARTING SAID EAST LINE AND SAID CENTERLINE, 685.61 FEET; THENCE NORTH 65°14'41" WEST, 461.02 FEET; THENCE SOUTH 89°02'41" WEST, 245.07 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 25; THENCE NORTH 00°24'12" EAST ALONG SAID WEST LINE, 440.12 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) AND THE CENTERLINE OF CENTENNIAL PARKWAY; THENCE NORTH 89°02'41" EAST DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE AND SAID CENTERLINE, 1353.44 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 17.77 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 89°02'41" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25 TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 102, AT PAGE 25.

**SECTION 2:** The R-CL, Single-Family Compact Lot Residential District (R-CL) 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:

ABSTAIN:

APPROVED:

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

ATTEST:

\_\_\_\_\_  
CATHERINE A. RAYNOR, MMC  
CITY CLERK