

## ORDINANCE NO. 3073

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 10.21± 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-05-2021, CENTENNIAL - GOLDFIELD), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND GOLDFIELD STREET 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. 3073, 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-05-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-27-502-011

BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, 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 THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, BEING THE CENTERLINE INTERSECTION OF GOLDFIELD STREET AND CENTENNIAL PARKWAY; THENCE SOUTH 00°28'20" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) AND THE CENTERLINE OF GOLDFIELD STREET, 679.17 FEET TO THE CENTERLINE INTERSECTION OF GOLDFIELD STREET AND REGENA AVENUE; THENCE NORTH 88°47'45" WEST DEPARTING SAID EAST LINE AND THE CENTERLINE OF GOLDFIELD STREET AND ALONG THE CENTERLINE OF SAID REGENA AVENUE, 861.10 FEET; THENCE NORTH 00°17'20" EAST DEPARTING SAID CENTERLINE, 283.79 FEET; THENCE SOUTH 89°42'37" EAST, 62.71 FEET; THENCE NORTH 00°17'23" EAST, 160.00 FEET; THENCE SOUTH 89°42'37" EAST, 157.30 FEET;

THENCE NORTH 00°24'24" WEST, 231.11 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27 AND THE CENTERLINE OF CENTENNIAL PARKWAY; THENCE SOUTH 88°51'07" EAST ALONG SAID NORTH LINE AND SAID CENTERLINE, 634.84 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 11.94 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION

**BASIS OF BEARINGS**

NORTH 00°37'07" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 185 AT PAGE 32.

**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:

ABSTAIN:

ABSENT:

APPROVED:

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

ATTEST:

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