

## **ORDINANCE NO. 3074**

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 16.5 ACRES FROM AN MPC C-1, MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL DISTRICT TO AN MPC RZ-25, MASTER PLANNED COMMUNITY RESIDENTIAL ZONE UP TO 25 DWELLING UNITS/ACRE (ZN-06-2021, VALLEY VISTA PARCEL 1.1 UNIT), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON 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. 3074, the following described parcel of land shall be reclassified as follows:

FROM MPC C-1, MASTER PLANNED COMMUNITY NEIGHBORHOOD COMMERCIAL DISTRICT TO MPC RZ25, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 25 DU/AC DISTRICT (ZN-06-2021), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **EXPLANATION**

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE.

### **LEGAL DESCRIPTION**

PARCEL 1.1.1 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 127, PAGE 18 OF PARCEL MAPS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING AN AREA OF 16.49 ACRES.

**SECTION 2:** The MPC RZ25, Master Planned Community Residential up to 25 du/ac District herein is subject to the amended and restated Development Agreement for Park Highlands West and 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