

ORDINANCE NO. 3078

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA AMENDING ORDINANCE 2672; ADDING PARCEL 1.1 INTO THE BOUNDARIES OF PARK HIGHLANDS WEST (DA-02-2021, VALLEY VISTA PARCEL 1.1); AMENDING THE LAND USE MAP FOR PARK HIGHLANDS WEST (DA-02-2021, VALLEY VISTA PARCEL 1.1); AMENDING THE PERMITTED USE TABLE FOR PARCEL 1.1 AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, pursuant to Nevada Revised Statute Section 278.0201, the City Council of the City of North Las Vegas enacted North Las Vegas Municipal Code section 15.56 providing for the utilization of development agreements to regulate land development within the incorporated boundaries of the City of North Las Vegas;

WHEREAS, on June 18, 2014, the City of North Las Vegas adopted Ordinance No. 2672 which acted to approve and adopt that certain Development Agreement by and between the City of North Las Vegas and Argent Management LLC for the development of land identified as Park Highlands West (Valley Vista).

WHEREAS, subsequent to the passage of Ordinance No. 2672, the ownership of the land controlled by the development agreement changed,

WHEREAS, the current land owners of the land known as Park Highlands West (Valley Vista) desire to annex Parcel 1.1 into Park Highlands West (Valley Vista).

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: The Development Agreement originally negotiated between the City of North Las Vegas and Argent Management LLC is hereby amended to include Parcel 1.1 which is divided into Parcels 1.1.1 and 1.1.2. The land use designation of Parcel 1.1.1 is hereby High Density Residential. The land use designation of Parcel 1.1.2 is hereby Neighborhood Commercial.

SECTION 2: Except as otherwise provided in the Development Agreement and all other accompanying exhibits, all ordinance, resolutions, and regulations applicable to that certain property is subject to the Development Agreement as amended from time to time.

SECTION 3: Section 2.11 (a) Permitted Uses is hereby amended to allow Parcel 1.1 to have Convenience Food Restaurant; Convenience Store with Gas Pumps; and Supper Club as Permitted Uses. The other permitted uses in the table are hereby removed.

SECTION 4: 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 5: 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 6: 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 7: 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