

ORDINANCE NO. 3011

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 7.29 ± ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT AND AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT, TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-41-19, SELF STORAGE), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WASHBURN AVENUE AND NORTH 5TH 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. 3011, the following described parcel of land shall be reclassified as follows:

R-E, RANCH ESTATES DISTRICT AND R-1, SINGLE-FAMILY LOW DENSITY DISTRICT, TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-41-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 124-34-701-004

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 113 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 124-34-701-011

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN: 124-34-701-012

NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE NORTHERLY FORTY FEET (40.00') AND THE EASTERLY FIFTY FEET (50.00') FOR ROAD PURPOSES AS CONVEYED TO THE COUNTY OF CLARK, STATE OF NEVADA BY

Ordinance No. 3011

THAT CERTAIN GRANT DEED RECORDED NOVEMBER 22, 1968 IN BOOK 913 AS DOCUMENT NO. 733352 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY THAT GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 28, 2014 IN BOOK 20140228 AS INSTRUMENT NO. 00631 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

APN: 124-34-701-016

THE NORTH HALF (N 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EAST FIFTY (50.00) FEET CONVEYED TO THE COUNTY OF CLARK FOR ROADS, UTILITIES AND OTHER PUBLIC PURPOSES BY DEED RECORDED JANUARY 24, 1969 IN BOOK 925 AS DOCUMENT NO. 743040, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

APN: 124-34-701-023

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EAST FIFTY (50.00) FEET CONVEYED TO THE CITY OF NORTH LAS VEGAS, A NEVADA MUNICIPAL CORPORATION BY DEED RECORDED APRIL 29, 2014 IN BOOK 20140429 AS INSTRUMENT NO. 02180, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 124-34-701-053

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO THE CITY OF NORTH LAS VEGAS BY DEED RECORDED DECEMBER 13, 2006 IN BOOK 20061213 AS DOCUMENT NO. 01383, OF OFFICIAL RECORDS.

SECTION 2: The Neighborhood Commercial (C-1) District 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.

Ordinance No. 3011

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 1st day of April, 2020 by the following vote:

AYES: Mayor Lee, Mayor Pro Tempore Black, Council Members Goynes-Brown, Barron and Cherchio

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK