

ORDINANCE NO. 3045

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 36.94± ACRES IN THE ZONING MAP OF NORTH LAS VEGAS FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-14-2020, MARTIN LUTHER KING & CORALIE) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L KING BOULEVARD AND CORALIE AVENUE 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. 3045, the following described parcel of land shall be reclassified as follows:

FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-CL, SINGLE-FAMILY COMPACT LOT RESIDENTIAL DISTRICT (ZN-14-2020), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: **139-04-416-004, 139-04-311-024**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN NORTH LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 139-04-416-004)

A PORTION OF LOT 12 AS SHOWN IN THAT CERTAIN AMENDED FINAL MAP TITLED "NORTH MESA PLAZA, A COMMERCIAL SUBDIVISION", RECORDED IN BOOK 85, PAGE 40 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATE IN THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF SAID LOT 12 SAME BEING A POINT ON THE EAST RIGHT-OF-WAY OF SCOTT ROBINSON BOULEVARD; THENCE ALONG THE WEST LINE OF SAID LOT 12, NORTH 00°16'47" WEST, 611.95 FEET; THENCE DEPARTING SAID LINES, NORTH 89°51'09" EAST, 1259.07 FEET TO THE EAST LINE OF SAID LOT 12, SAME BEING THE WEST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING BOULEVARD; THENCE ALONG SAID LINES SOUTH 00°08'51" EAST, 594.63 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°39'26", FOR AN ARC LENGTH OF 39.12 FEET TO THE SOUTH LINE OF SAID LOT 12, SAME BEING THE NORTH RIGHT-OF-WAY OF CORALIE AVENUE; THENCE ALONG SAID LINES SOUTH 89°30'35" WEST, 1217.74 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°12'38", FOR AN ARC LENGTH OF 23.62 FEET TO THE **POINT OF BEGINNING**.

AS SHOWN AS "LOT 12-A" BY THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 215 OF SURVEYS, PAGE 70, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JUNE 2, 2020 IN BOOK 20200602 AS INSTRUMENT NO. 01002, OF OFFICIAL RECORDS.

PARCEL 2: (APN 139-04-311-024)

A PORTION OF LOT 12 AS SHOWN IN THAT CERTAIN AMENDED FINAL MAP TITLED "NORTH MESA PLAZA, A COMMERCIAL SUBDIVISION", RECORDED IN BOOK 85, PAGE 40 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATE IN THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWEST CORNER OF SAID LOT 12 SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SCOTT ROBINSON BOULEVARD; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°14'31", FOR AN ARC LENGTH OF 31.50 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES, SOUTH 84°58'25" EAST, 100.00 FEET; THENCE NORTH 89°57'44" EAST, 970.77 FEET; THENCE SOUTH 67°45'37" EAST, 54.03 FEET; THENCE NORTH 89°57'44" EAST, 100.00 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, ALONG A 20.00 FEET RADIUS, THROUGH A CENTRAL ANGLE OF 89°53'25", FOR AN ARC LENGTH OF 31.38 FEET TO THE EAST LINE OF SAID LOT 12, SAME BEING THE WESTERLY RIGHT-OF-WAY OF MARTIN L. KING BOULEVARD; THENCE ALONG SAID LINE SOUTH 00°08'51" EAST, 507.04 FEET; THENCE DEPARTING SAID LINES, SOUTH 89°51'09" WEST, 1259.07 FEET TO THE WEST LINE OF SAID LOT 12 AND THE EASTERLY RIGHT-OF-WAY OF SCOTT ROBINSON BOULEVARD; THENCE ALONG SAID LINE NORTH 00°16'47" WEST, 538.65 FEET TO THE POINT OF BEGINNING. **POINT OF BEGINNING**.

AS SHOWN AS "LOT 12-B" BY THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 215 OF SURVEYS, PAGE 70, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JUNE 2, 2020 IN BOOK 20200602 AS INSTRUMENT NO. 01002, OF OFFICIAL RECORDS.

SECTION 2: The 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 21st day of October, 2020.

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

NAYS: None

ABSTAIN: None

ABSENT: Councilman Cherchio

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC
CITY CLERK