

ORDINANCE NO. 3143

AN ORDINANCE RELATED TO ZONING; AMENDING A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-20-2022, SIENA HOLDINGS RETAIL DEVELOPMENT) TO ALLOW AN OFFICE / WAREHOUSE BUILDING ON APPROXIMATELY 5.65 ± ACRES OF LAND LOCATED WEST OF LAWRENCE STREET, APPROXIMATELY 300 FEET NORTH OF CRAIG ROAD, 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. 3143, the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-20-2022, SIENA HOLDINGS RETAIL DEVELOPMENT), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

Assessor's Parcel Number 139-02-612-013

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

BEING A PORTION OF LOT 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "CRAIG INTERSTATE PLAZA 1" FILED IN BOOK 66, PAGE 27 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND ALSO BEING LOT 1 CRAIG INTERSTATE PLAZA 1 REMAINDER FILED IN FILE 222, PAGE 99 OF SURVEYS, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT E AS SHOWN ON SAID FILE 222, PAGE 99 OF SURVEYS; THENCE NORTH 88°50'42" EAST, 511.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAWRENCE STREET; THENCE SOUTH 02°00'06" EAST ALONG SAID WESTERLY LINE, 418.68 FEET; THENCE SOUTH 88°50'42" WEST DEPARTING SAID WESTERLY LINE, 208.47 FEET; THENCE SOUTH 01°09'18" EAST, 69.69 FEET; THENCE SOUTH 58°51'04" WEST, 3.39 FEET; THENCE SOUTH 88°50'42" WEST, 38.14 FEET; THENCE NORTH 01°09'18" WEST, 62.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 19.00 FEET;

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THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 29.85 FEET; THENCE SOUTH 88°50'42" WEST, 907.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRUCE STREET AND ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 910.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 78°08'18" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 03°50'17" AN ARC LENGTH OF 60.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 74°17'58" WEST; THENCE DEPARTING SAID EASTERLY LINE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 106°51'20" AN ARC LENGTH OF 18.65 FEET; THENCE NORTH 88°50'42" EAST, 633.11 FEET; THENCE NORTH 01°09'18" WEST, 362.64 FEET RETURNING TO THE POINT OF BEGINNING.

SECTION 2: The Planned Unit Development District (PUD) herein is subject to the development standards and requirements of the North Las Vegas Municipal Code as well as the following conditions of approval:

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The uses allowed shall be limited to principally permitted uses within M-1, Business Park District, excluding exterior storage of goods and materials (Contractors Office and Storage – Outdoor). Special uses within M-1, Business Park, listed in Table 17.20-1 of the City of North Las Vegas Municipal Code are not appropriate for this location and shall be prohibited.
3. The proposed warehouse building shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley that are consistent with the other buildings within the Craig Interstate Plaza subdivision.
4. Wainscoting consistent with the other buildings within the Craig Interstate Plaza subdivision shall be provided on the south and east sides of the warehouse building.
5. Landscape plan required with submission of the Final Development Plan. The applicant shall provide actual horizontal and vertical survey / as-built data for the existing sewer facilities along the northerly property line and clearly define all easements on the landscape plan. The width of the landscape buffer may need to be increased to accommodate the required trees within the buffer area and/or the installation of “large trees” (as defined by the Southern Nevada Regional Planning Coalition – Regional Plant List) containing a smaller root system / root ball (i.e. Italian Cypress, California Fan Palm, etc.), appropriately spaced to achieve the screening objective, subject to final review of the Planning and Zoning Division.

Public Works:

6. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
8. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040; Conformance may require modifications to the site.
9. All driveway geometrics shall be in compliance with the applicable Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.1.
10. Approval of a traffic study is required prior to FDP approval. Please contact Traffic Engineering at 633-1264 to request a scope. A queuing analysis may be required.
11. The property owner is required to grant a roadway easement for commercial driveway(s).
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

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 Council Members voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

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PASSED AND ADOPTED THIS 16th day of November, 2022.

AYES: Mayor Lee; Mayor Pro Tempore Goynes-Brown; Council Member Barron; Black and Cherchio

NAYS: None

ABSENT: None

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

JACKIE RODGERS
CITY CLERK