

ORDINANCE NO. 3158

AN ORDINANCE RELATED TO ZONING; RECLASSIFYING APPROXIMATELY 4.19 ± ACRES FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD / PID, PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-27-2022, CENTENNIAL & MCCARRAN) CONSISTING OF A 29-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND MCCARRAN 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. 3158, the following described parcel of land shall be reclassified as follows:

THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO PUD / PID, PLANNED UNIT DEVELOPMENT / PLANNED INFILL DEVELOPMENT DISTRICT (ZN-27-2022, CENTENNIAL & MCCARRAN), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

LEGAL DESCRIPTION

PARCEL 1: (APN 124-24-401-019)

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA, BEING FURTHER DESCRIBED AS:
LOT TWO (2) AS SHOWN BY THAT CERTAIN PARCEL MAP ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2: (APN 124-24-401-021)

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA, BEING FURTHER DESCRIBED AS:
LOT THREE (3) AS SHOWN BY THAT CERTAIN PARCEL MAP ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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SECTION 2: The Planned Unit Development / Planned Infill Development District (PUD/PID) 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. C.E. "B" shall be owned by the Homeowner's Association, who will lease it to GCP Properties so that GCP Properties may retain their existing lease with Verizon. The maintenance of the paved access road, gate, and fencing will be the sole responsibility of GCP Properties and Verizon. When and if the site is decommissioned, GCP Properties and Verizon will be responsible for ensuring that the telecommunications tower and its related equipment are removed, and the site restored per the terms agreed upon in the lease agreement that is to be executed between GCP Properties and the Homeowner's Association. Homeowner's Association will provide a copy of the lease agreement to Planning and Zoning after it is executed.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1264 to request a scope. A queuing analysis may be required.
6. 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.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).

8. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
9. Right of way dedication and construction of a bus turn-out is required on Centennial Parkway west of McCarran Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
10. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. E. Centennial Pkwy (sidewalk/streetlights)
 - b. McCarran Street
11. All off-site improvements must be completed prior to final inspection of the first building.
12. All common elements shall be labeled and are to be maintained by the Home Owners Association.
13. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
15. 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.

PASSED AND ADOPTED THIS 21 day of December, 2022.

AYES: Mayor Goynes-Brown, Council Members Barron, Black, Cherchio and Garcia-Anderson

NAYS: None

ABSENT: None

APPROVED:

/s/ Pamela A. Goynes-Brown
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

/s/ Jackie Rodgers
JACKIE RODGERS
CITY CLERK