**ORDINANCE NO. 3210**

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA AMENDING ORDINANCE NO. 1587, ORDINANCE NO. 1967 AND ORDINANCE NO. 2226 REGARDING THE DEVELOPMENT AGREEMENT FOR ALIANTE MASTER PLANNED COMMUNITY (DA-04-2024, ALIANTE TRU) BETWEEN THE CITY OF NORTH LAS VEGAS AND NORTH VALLEY ENTERPRISES, LLC; 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; and

**WHEREAS**, on January 9, 2002, North Valley Enterprises, LLC purchased approximately 1900 acres+ of land within the incorporated boundaries of the City of North Las Vegas from United States Bureau of Land Management; and

**WHEREAS**, the City Council of the City of North Las Vegas adopted a development agreement on January 16, 2002, for development of that certain property within the City of North Las Vegas; and

**WHEREAS**, in December of 2002, North Valley Enterprises, LLC acquired an additional 35 acres+ of land within the incorporated boundaries of the City of North Las Vegas from United States Bureau of Land Management which such property the parties wish to subject to the aforesaid development agreement:

**WHEREAS**, the City Council of the City of North Las Vegas approved the first amendment to the adopted Development Agreement on April 21, 2004.

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

**SECTION 1**: The Development Standards negotiated between the City of North Las Vegas and North Valley Enterprises, LLC adopted by the City Council on January 16, 2002, and amended on April 21, 2004 and July 17, 2019, is hereby amended as follows:

1. Add Section 1.9.30(a): Neighborhood Non-Gaming Hotel: A stand-alone hotel not to exceed 122 guest rooms, in which lodging is provided and offered to guests for compensation on a nightly basis. Gaming is prohibited in connection with a Neighborhood Non-Gaming Hotel. A Neighborhood Non-Gaming Hotel may provide complimentary breakfast and food services as a Permitted

Accessory Use pursuant to Section 4.13(D) but a full-service restaurant and convention facilities are not permitted in connection with a Neighborhood Non-Gaming Hotel.

2. Amend Section 4.13 Professional Office Commercial Subsection B. Principally Permitted Uses by adding “Neighborhood Non-Gaming Hotel”

3. Amend Section 4.13, Professional Office Commercial Subsection D, Permitted Accessory Uses, as follows: D. Permitted Accessory Uses. Permitted accessory uses shall be amended to include the following: Coffee Shop and/or Restaurant of less than 2,000 square feet, located within or attached to an office building. Additionally, a limited-service breakfast dining room may be a part of a Neighborhood Non-Gaming Hotel of a greater floor area.

4. Amend Section 4.13, Professional Office Commercial Subsection E, as follows: E. Setbacks and Height. Maximum height of 41 feet specifically in connection with a Neighborhood Non-Gaming Hotel.

**SECTION 2**: The modification of the development agreement is subject to following conditions of approval for Parcel 42 of the Aliante Master Planned Community. :

1. A maximum of one Neighborhood Non-Gaming Hotel shall be permitted on Parcel 42.

2. The applicant shall upgrade and enhance the existing parking lot and perimeter landscaping areas. All landscaped areas should have trees twenty feet on center with shrubs and ground covers providing 60% ground coverage within two years of planting to comply with the Aliante Design Guidelines.

3. The commercial office buildings and hotel shall be in compliance with the commercial design guidelines and utilize a cohesive color scheme for all buildings.

4. The applicant is required to have an ADA surfacing that attached to existing sidewalk / pathways for the hotel grounds.

5. The applicant shall provide screen or louvers over any window facing the residential homes to the north or east of the proposed hotel.

6. The applicant shall participate with the City in striping and configuration of Nature Park Drive at Aliante Parkway, subject to review and approval of the City’s Traffic Engineer.

7. Designate 50 off-street parking spaces for park patron usage.

**SECTION 3**: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North

Las Vegas has been informed by the North Las Vegas City Attorney's Office as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good fail with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any right, privileges, or immunities secured by the laws providing for equal rights of citizens or person.

**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 remaining provisions of this ordinance.

**SECTION 5**: REPEALER. All ordinances, parts of ordinances or chapters, sections or paragraphs contained in the North Las Vegas Municipal Code in conflict herewith are hereby repealed.

**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 278 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 278 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 21st day of May, 2025.

AYES: Mayor Goynes-Brown, Mayor Pro Tempore Black, Councilmembers Barron and Garcia-Anderson

NAYS: Councilmember Cherchio

ABSENT:

APPROVED:

Pamela Goynes-Brown

PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

Jackie Rodgers

JACKIE RODGERS, CITY CLERK