

**ORDINANCE NO. 2773**

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 10.5 ACRES THEREIN FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO THE C-2, GENERAL COMMERCIAL INDUSTRIAL DISTRICT (ZN-13-16, NORTHGATE SOUTH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LAMB BOULEVARD AND NEXUS WAY, 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. 2773 the following described parcel of land shall be reclassified as follows:

PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO THE C-2, GENERAL COMMERCIAL DISTRICT (ZN-13-16), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

**APN: 123-32-101-001**

A PORTION OF THAT CERTAIN GRANT BARGAIN AND SALE DEED RECORDED FEBRUARY 12, 2015 IN BOOK 20150212, AS INSTRUMENT NO. 02261, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 32;

**THENCE** ALONG THE NORTH LINE THEREOF, NORTH 89°58'41" EAST, 157.27 FEET TO THE **POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID NORTH LINE, NORTH 89°58'41" EAST, 878.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF "INTERSTATE 15", A PUBLIC STREET, DEDICATED TO THE STATE OF NEVADA BY THAT CERTAIN DEED, RECORDED IN BOOK 403, AS INSTRUMENT NO. 0325198, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

**THENCE** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) **COURSES**:

- 1) SOUTH 44°46'28" WEST, 648.56 FEET;
- 2) NORTH 45°13'32" WEST, 150.00 FEET;
- 3) SOUTH 44°46'28" WEST, 542.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "LAMB BOULEVARD", A PUBLIC STREET DEDICATED TO THE CITY OF NORTH LAS VEGAS BY THAT CERTAIN GRANT DEED – DEED OF DEDICATION, RECORDED IN BOOK 20070628, AS INSTRUMENT NO. 04724, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 05°25'02" WEST, 63.75 FEET;
- 2) NORTH 01°41'40" EAST, 332.19 FEET;
- 3) NORTH 00°04'05" WEST, 60.48 FEET;
- 4) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'36", AN ARC LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 71°52'29" EAST;
- 5) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'39", AN ARC LENGTH OF 33.34 FEET;
- 6) NORTH 00°04'08" WEST, 120.97 FEET;
- 7) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 88°32'10" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°26'31", AN ARC LENGTH OF 86.18 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°01'19" WEST;
- 8) NORTH 00°01'19" WEST, 45.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8.07 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

SOUTH 89°58'41" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 152, PAGE 16 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**APN: A PORTION OF 123-31-502-001**

## **EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A ZONE CHANGE BOUNDARY IN SUPPORT OF THE "NORTHGATE SOUTH INDUSTRIAL" PROJECT.

### **DESCRIPTION**

A PORTION OF THAT CERTAIN GRANT BARGAIN AND SALE DEED RECORDED FEBRUARY 12, 2015 IN BOOK 20150212, AS INSTRUMENT NO. 02261, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 31;

THENCE ALONG THE NORTH LINE THEREOF, SOUTH 87°16'57" WEST, 536.95 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 18°06'24" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 695.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 06°13'59", AN ARC LENGTH OF 75.61 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 11°52'24" WEST AND THE **POINT OF BEGINNING**;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 695.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 15°11'51", AN ARC LENGTH OF 184.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 03°19'27" WEST

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°54'03", AN ARC LENGTH OF 31.34 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 15°34'36" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°17'45", AN ARC LENGTH OF 33.53 FEET

THENCE NORTH 87°16'51" EAST, 118.23 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 102°06'52", AN ARC LENGTH OF 96.24 FEET;

THENCE SOUTH 09°23'43" WEST, 46.52 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 09°27'45", AN ARC LENGTH OF 4.95 FEET;

THENCE SOUTH 00°04'02" EAST, 40.00 FEET;

THENCE SOUTH 89°55'58" WEST, 3.00 FEET;

THENCE SOUTH 00°04'02" EAST, 30.00 FEET;

THENCE NORTH 89°55'58" EAST, 3.00 FEET;

THENCE SOUTH 00°04'02" EAST, 10.00 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 7.35 FEET;

THENCE SOUTH 14°06'12" EAST, 35.08 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 4.90 FEET;

THENCE SOUTH 00°04'02" EAST, 34.24 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°18'51", AN ARC LENGTH OF 31.87 FEET;

THENCE SOUTH 01°14'49" WEST, 27.08 FEET;

THENCE NORTH 88°45'11" WEST, 37.90 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°51'59", AN ARC LENGTH OF 53.27 FEET;

THENCE SOUTH 40°22'50" WEST, 17.77 FEET;  
THENCE NORTH 49°37'10" WEST, 448.00 FEET;

THENCE NORTH 40°22'50" EAST, 21.86 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 28°11'06", AN ARC LENGTH OF 29.52 FEET;

THENCE NORTH 12°11'44" EAST, 37.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.43 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

NORTH 00°04'20" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CITY

OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 152, PAGE 16 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**SECTION 2:** The General Commercial (C-2) 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.

**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.

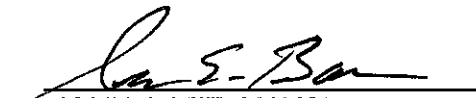
PASSED AND ADOPTED THIS 19th day of October, 2016.

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

NAYS: None

ABSENT: Mayor Lee

APPROVED:

  
JOHN J. LEE, MAYOR

ATTEST:

  
CATHERINE A. RAYNOR, MMC, CITY CLERK