

## **ORDINANCE NO. 2828**

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 24.86 ACRES THEREIN FROM AN MPC PSP, MASTER PLANNED COMMUNITY PUBLIC/SEMI-PUBLIC DISTRICT; MPC RZ13, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 13 DU/AC DISTRICT; AND MPC RZ25, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 25 DU/AC DISTRICT, TO AN R-CL PCD, MEDIUM DENSITY RESIDENTIAL PLANNED COMMUNITY DISTRICT (ZN-18-17, VILLAGES AT TULE SPRINGS, VILLAGE 4, PARCEL 4.03), FOR PROPERTY GENERALLY LOCATED NORTH OF DEER SPRINGS WAY AND APPROXIMATELY 580 FEET EAST OF DONNA 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. 2828 the following described parcel of land shall be reclassified as follows:

MPC PSP, MASTER PLANNED COMMUNITY PUBLIC/SEMI-PUBLIC DISTRICT; MPC RZ13, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 13 DU/AC DISTRICT; AND MPC RZ25, MASTER PLANNED COMMUNITY RESIDENTIAL UP TO 25 DU/AC DISTRICT, TO R-CL PCD, MEDIUM DENSITY RESIDENTIAL PLANNED COMMUNITY DISTRICT (ZN-18-17), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **DESCRIPTION**

THIS LEGAL DESCRIPTION DESCRIBES THE PARCEL OF LAND GENERALLY LOCATED NORTH OF DEER SPRINGS WAY AND APPROXIMATELY 580 FEET EAST OF DONNA STREET FOR ZONE CHANGE PURPOSES.

### **LEGAL DESCRIPTION**

THOSE PORTIONS OF THE "PARENT FINAL MAP OF THE VILLAGES AT TULE SPRINGS – VILLAGE 4" AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 20 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 6.02 OF THE "PARENT FINAL MAP OF PROJECT 'O' EAST PARCEL" AS SHOWN BY MAP THEREOF IN BOOK 140, PAGE 60 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6.02, THE FOLLOWING FOUR (4) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°57'03" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1466.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°58'39", AN ARC LENGTH OF 408.81 FEET;
- 2) THENCE NORTH 17°04'18" WEST, 223.09 FEET;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2034.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°52'30", AN ARC LENGTH OF 634.56 FEET;
- 4) THENCE NORTH 34°56'48" WEST, 101.00 FEET;

THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 6.02, NORTH 00°11'50" EAST, 67.86 FEET;

THENCE SOUTH 89°48'30" EAST, 1134.46 FEET;

THENCE SOUTH 00°11'30" WEST, 345.68 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 58.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°07'57", AN ARC LENGTH OF 92.03 FEET;

THENCE SOUTH 89°56'27" EAST, 24.88 FEET;

THENCE SOUTH 00°03'33" WEST, 890.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DEER SPRINGS WAY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DEER SPRINGS WAY, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°46'51" WEST, 134.34 FEET;
- 2) THENCE NORTH 89°56'46" WEST, 508.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 26.83 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

NORTH 89°56'27" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA,

AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 20 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**SECTION 2:** The Medium Density Residential Planned Community Development (R-CL PCD) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code, and the Villages of Tule Springs Development Agreement:

**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.

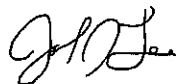
PASSED AND ADOPTED THIS 16th day of August, 2017.

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

NAYS: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC, CITY CLERK