

## **ORDINANCE NO. 2907**

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 81.59 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 405 SINGLE-FAMILY RESIDENTIAL LOTS (ZN-16-18, PALMER RANCH), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY 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. 2907 the following described parcel of land shall be reclassified as follows:

O-L, OPEN LAND DISTRICT TO THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-16-18), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **EXPLANATION**

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF DEER SPRINGS WAY AND WEST OF PALMER STREET.

### **LEGAL DESCRIPTION**

GOVERNMENT LOTS 13 THROUGH 17 TOGETHER WITH A PORTION OF GOVERNMENT LOT 10 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 24 BEING THE CENTERLINE INTERSECTION OF DEER SPRINGS WAY AND STATZ STREET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) BEING THE CENTERLINE OF DEER SPRINGS WAY, NORTH 88°57'30" EAST, 680.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; THENCE DEPARTING SAID NORTH LINE, A DISTANCE OF 685.14 SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'16" TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) BEING A POINT ON THE CENTERLINE OF PALMER STREET; THENCE ALONG SAID EAST LINE AND SAID CENTERLINE, SOUTH 00°12'58" EAST, 1158.99 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST

QUARTER (NW 1/4) BEING THE CENTERLINE INTERSECTION OF PALMER STREET AND ROME BOULEVARD; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) BEING THE CENTERLINE OF ROME BOULEVARD, SOUTH 89°09'15" WEST, 1343.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 24 BEING THE CENTERLINE INTERSECTION OF ROME BOULEVARD AND STATZ STREET; THENCE ALONG THE THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE OF ROME BOULEVARD, SOUTH 89°07'57" WEST, 1349.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE INTERSECTION OF ROME BOULEVARD AND MCCARRAN STREET; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE OF MCCARRAN STREET, NORTH 00°23'59" EAST, 1333.86 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE INTERSECTION OF MCCARRAN STREET AND DEER SPRINGS WAY; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) BEING THE CENTERLINE OF DEER SPRINGS WAY, NORTH 88°57'54" EAST, 1345.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 81.59 ACRES

#### **BASIS OF BEARINGS**

SOUTH 00°34'30" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF NORTHEAST QUARTER (NE 1/4) 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 ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 153, PAGE 20 OF PLATS.

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

#### ***Planning and Zoning:***

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The boundary of the PUD shall not include the remnant parcel that is proposed to be deeded to the City, north of Deer Springs Way.
3. The number of single-family lots shall not exceed 405.
4. Building setbacks shall comply with the requirements established for the R-CL District.
5. Each open space (park) shall contain the following amenities:
  - (1) One, covered tot lot with play structure for children and EDM resilient fall protection.
  - (2) One shaded ramada with a minimum dimension of 12' X 12'.
  - (3) Open play turf area.
  - (4) Picnic tables, benches, dog stations, and bar-b-que area(s).

6. The minimum lot size and dimensions for each component shall generally conform to the typical standards shown on the preliminary development plan.
7. Pedestrian connections shall be provided at the end of all cul-de-sacs.

**Public Works:**

8. 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.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. Proposed residential driveway slopes shall not exceed twelve percent (12%).
11. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
12. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
13. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
14. 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.
15. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.
16. Dedication and construction of the following street and/or half street is required per the *Master Plan of Street and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Deer Springs Way
  - b. Rome Boulevard
  - c. Palmer Street
  - d. Statz Street
  - e. McCarran Street

17. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
18. The developer is required to construct Palmer Street and Deer Springs Way to their intersection. Outside the parcel limits, the improvements may be temporary.
19. Right-of-way dedication and construction of bus turn-outs is required on Statz Street south of Deer Springs Way and on Deer Springs Way east of Statz Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
20. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
21. 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 or if the pole is located inside a sight visibility zone. 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 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 September, 2018.

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

NAYS: None

ABSENT: None

APPROVED:



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JOHN J. LEE, MAYOR

ATTEST:



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CATHERINE A. RAYNOR, MMC, CITY CLERK