

ORDINANCE NO. 2957

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 86.2+ ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-08-19, LOSEE AND DEER SPRINGS TOWNHOMES) CONSISTING OF 1,180 SINGLE-FAMILY AND MULTI-FAMILY LOTS FOR PROPERTY LOCATED NORTH OF DEER SPRINGS WAY, APPROXIMATELY 600 FEET EAST OF LOSEE ROAD, 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. 2957 the following described parcel of land shall be reclassified as follows:

O-L, OPEN LAND DISTRICT TO THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-08-19), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

GOVERNMENT LOTS 5, 6, 19 AND 21 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5, THENCE ALONG THE WEST LINE THEREOF NORTH 00°34'30" EAST, 1,329.86 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE ALONG THE NORTH LINE THEREOF NORTH 88°43'29" EAST, 112.04 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 21; THENCE ALONG THE WESTERLY AND NORTHERLY LINES GOVERNMENT LOT 21 AND THE NORTHERLY LINE OF SAID GOVERNMENT LOT 19 THE FOLLOWING FIVE (5) COURSES;

1) NORTH 06°00'34" EAST, 224.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°05'53", AN ARC LENGTH OF 75.13 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,320.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 02°06'27" EAST; 3) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°52'06", AN ARC LENGTH OF 665.08 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,700.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 26°45'39" EAST; 4) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'31", AN ARC LENGTH OF 179.76 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°42'08" WEST; 5) NORTH 89°02'52" EAST, 1,688.84 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 19; THENCE DEPARTING SAID NORTHERLY LINE OF GOVERNMENT LOT 19, ALONG THE EAST LINES OF SAID GOVERNMENT LOT 19 AND SAID GOVERNMENT LOT 6 SOUTH 00°12'35"

WEST, 1,791.99 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 6; THENCE ALONG THE SOUTH LINES OF SAID GOVERNMENT LOT 6 AND SAID GOVERNMENT LOT 5 SOUTH 88°57'20" WEST, 2,690.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 106.40 ACRES, MORE OR LESS.

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

1. Unless expressly, authorized through a variance, waiver, or another method, development shall comply with all applicable codes and ordinances.
2. The total number of lots shall not exceed 1,180.
3. Building setbacks shall comply with the following requirements:
 - a. Single-Family Homes:
 - i. Front – 10 feet
 - ii. Second Floor Front – 5 feet
 - iii. Garage Front – 5 feet
 - iv. Rear – 5 feet
 - v. Side – 3.5 feet
 - vi. Corner Side – 15 feet
 - b. Duplex Homes:
 - i. Front – 5 feet
 - ii. Rear – 5 feet
 - iii. Side – 3.5 feet
 - c. 4-Plex:
 - i. Front – 5 feet
 - ii. Garage Front – 5 feet
 - iii. Rear – 0 feet
 - iv. Side – 0 feet
 - v. Building Separation – 20 feet
 - d. 6-Plex:
 - i. Front – 5 feet
 - ii. Rear – 0 feet
 - iii. Side – 0 feet
 - iv. Building Separation – 20 feet
 - e. Allowed Encroachment of 1.5 feet for architectural embellishments.
4. Open space areas shall contain the following amenities:

- a. Four (4) age appropriate play structures for children with EPDM resilient fall protection.
 - b. Two shaded ramadas with a minimum dimension of 12' X 12'.
 - c. Open play turf area.
 - d. Picnic tables, benches, dog stations, trash receptacles, and bar-b-que area(s).
 - e. Pool
 - f. Restrooms
5. The minimum lot size and dimensions for each component shall generally conform to the typical standards shown on the preliminary development plan.
6. Pedestrian connections shall be provided at the end of all private shared driveways to Deer Springs Way and Statz Street.
7. Four trail connections to the Northern Beltway Trail shall be provided to Streets E, G, I, and L connecting to M.
8. Enhanced paving or pavers should be used along the four internal trail connections and for pedestrian crossings at Street HH, Street FFF, Street MM and Street CC.
9. Architectural enhancements to the buildings shall be provided to create a strong street edge along Deer Springs Way and Statz Street.
10. The Northern Beltway Trail alignment is located adjacent to the development's northern property line and this portion of the trail shall be constructed with the issuance of the 400th dwelling unit building permit. The trail must include 12'- asphalt paved path and lighting.
11. 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.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. Proposed residential driveway slopes shall not exceed twelve percent (12%).
14. All common elements shall be labeled and are to be maintained by the Home Owners' Association.

15. 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.
16. 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.
17. 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.
18. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.
19. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Losee Road
 - b. Deer Springs Way
 - c. Statz Street
20. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
21. A cul-de-sac with a 52' radius to the edge of pavement is required at the north end of Statz Street.
22. Right-of-way dedication and construction of a flared intersection and right turn lane is required at the intersection of Deer Springs Way and Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
23. Right-of-way dedication and construction of a RTC bus turn-out is required on Losee Road north of Deer Springs Way and on Deer Springs Way west of Statz Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
24. 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.

25. 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.

26. The twenty-five (25) foot wide private streets intersecting Street MM, Street FFF, Street O and Street L shall be constructed with pavers.

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 17TH DAY OF APRIL 2019.

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

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:



JOHN J. LEE, MAYOR

ATTEST:



CATHERINE A. RAYNOR, MMC, CITY CLERK