

**CITY OF LAS VEGAS, CITY COUNCIL  
ORDINANCE NO. 22-04**

**AN ORDINANCE AMENDING THE CITY OF LAS VEGAS OFFICIAL ZONING MAP FROM AN R-1 (SINGLE FAMILY RESIDENTIAL ZONE) TO A C-1 (NEIGHBORHOOD COMMERCIAL ZONE) FOR PROPERTY LOCATED EAST OF 1822 – 7<sup>TH</sup> STREET, LAS VEGAS, NEW MEXICO 87701 AS REQUESTED BY EUGENE ROMERO ON BEHALF OF NORTHGATE SELF STORAGE, LLC.**

**WHEREAS**, Eugene Romero, on behalf of Northgate Self Storage, LLC has applied for an amendment to the official zoning map for property located east of 1822 – 7<sup>th</sup> Street, pursuant to provisions of the Las Vegas City Zoning Ordinance, and

**WHEREAS**, on May 11, 2022, the City of Las Vegas Planning and Zoning Commission, following adequate public notice, held a public hearing to receive testimony concerning the amendment of the Official Zoning Map to re-zone the property located east of 1822 – 7<sup>th</sup> Street from an R-1 (Single Family Residential Zone) to a C-1 (Neighborhood Commercial Zone), and on May 11, 2022 adopted a motion recommending approval of the proposed amendment.

**WHEREAS**, on June 8<sup>th</sup>, 2022, the Governing Body of the City of Las Vegas, following adequate public notice, held a public hearing to receive testimony concerning the recommendations of the Planning and Zoning Commission.

**NOW, THEREFORE BE IT ORDAINED** that the Governing Body of the City of Las Vegas, New Mexico, hereby **GRANTS** the amendment to the Official Zoning Map by re-zoning and changing the district classification of certain property located east of 1822 – 7<sup>th</sup> Street from an R-1 (Single Family Residential Zone) to a C-1 (Neighborhood Commercial Zone), and more fully described as follows:

A tract of land located within the Las Vegas Land Grant within Las Vegas, San Miguel County, New Mexico.

Said tract being bounded as follows: On the north by property now or formerly belonging to Harvey & Joyce Valenzuela; on the east by New Mexico Highlands University Golf Course; on the south by Winston Land Surveyor Plat No. 85134-24 prepared for Ernie Gutierrez; and on the west by property now or formally belonging to Territorial Abstract & Title Co.

Said tract being more particularly described as follows:

Beginning at the New Mexico State “Golf” Triangulation Station, thence S 53° 18’ 13” W 765.11 feet to a 5/8-inch rebar found in place at the SE’ly most corner and True Point of Beginning of this tract; thence along the N’ly boundary of said Winston Land Survey Plat No. 85134-24 prepared for Ernie Gutierrez, S 82° 30’ 16” W 330.7 feet to a capped 5/8-inch rebar set at the SW’ly most corner of this tract; thence along the W’ly boundary of said Territorial Abstract & Title Co., Inc. property N 07° 53’21” W 113.30 feet to a one-inch pipe found in place at the NW’ly most corner of this tract; thence along the S’ly boundary of said Valenzuela property the following courses; N 87° 02’ 54” E 196.89 feet to a steel fence post found in place; N 87° 03’ 34” E 150.43 feet to a one-

inch pipe found in place at the NE'ly most corner of this tract; thence along the E'ly boundary of said Highlands University Golf Course, S 02° 40' 01" W 87.12 feet to the SE'ly most corner and True Point of Beginning of this tract, containing 0.78 acres, more or less.

SUBJECT TO: Restrictions, Reservation and Easements of record

Copy of survey is attached for further information.

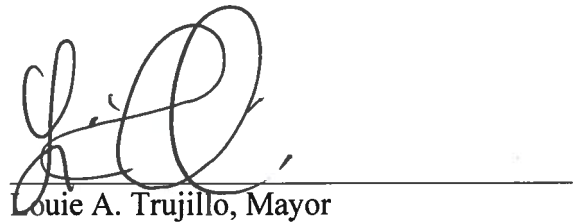
**BE IT FURTHER ORDAINED** that the Governing Body of the City of Las Vegas, New Mexico, hereby adopts the following findings of fact upon which the Council's decision is based:

1. The boundaries of the zones established by the City's Ordinances, the classification of property herein, or other provisions of said Ordinances may be amended whenever public necessity, convenience, or general welfare require.
2. That duly public notice and public hearings were in accordance with the legal requirements and a site plan for the zone change has been provided which is acceptable to the City Council.

**PASSED, APPROVED AND ADOPTED ON THIS** 8<sup>th</sup> **DAY OF** June, **2022.**

**ATTEST:**

  
Casandra Fresquez, City Clerk

  
Louie A. Trujillo, Mayor

**REVIEWED AND APPROVED  
AS TO LEGAL SUFFICIENCY ONLY**

  
Scott Aaron, City Attorney