

**CITY OF LAS VEGAS, CITY COUNCIL  
ORDINANCE NO. 23-05**

**AN ORDINANCE AMENDING THE CITY OF LAS VEGAS OFFICIAL ZONING MAP FROM AN M-1 (LIGHT MANUFACTURING ZONE) TO AN R-3 (MULTI-FAMILY RESIDENTIAL ZONE) FOR TWO PROPERTIES LOCATED AT THE CORNER OF E. UNIVERSITY AVENUE AND COMMERCE STREET, LAS VEGAS, NM 87701 AS REQUESTED BY ROBERT & JUDY LOPEZ, OWNERS.**

**WHEREAS**, Robert & July Lopez have applied for an amendment to the official zoning map for two properties located at the corner of E. University Avenue and Commerce Street, pursuant to provisions of the Las Vegas City Zoning Ordinance, and;

**WHEREAS**, on February 6, 2023, the City of Las Vegas Planning and Zoning Commission, following adequate public notice, held a special public hearing to receive testimony concerning the amendment of the Official Zoning Map to re-zone the properties located at the corner of E. University Avenue and Commerce Street from an M-1 (Light Manufacturing Zone) to an R-3 (Mixed Residential Zone), and on February 6, 2023 adopted a motion recommending approval of the proposed amendment.

**WHEREAS**, on March 15, 2023, 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 at the corner of E. University Avenue and Commerce Street from an M-1 (Light Manufacturing Zone) to an R-3 (Mixed Residential Zone), and more fully described as follows:

Parcel #1 – South ½ of Lot 1, all of Lots 2 to 6, and the north 11.3' of Lot 7, Block 2,  
Teitlebaum Addition within T16n, R16e, Section 23 projected

Parcel #2 – South 13.7' of Lot 7, all of Lots 8 & 9, Block 2, Teitlebaum addition  
within T16n, R16e, Section 23 projected  
Copy of survey is attached

**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 15<sup>th</sup> DAY OF March, 2023.

ATTEST:

  
Casandra Fresquez, City Clerk

  
Louie A. Trujillo, Mayor

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

DocuSigned by:



March 17, 2023 | 7:45 AM MDT

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City Attorney