



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

June 27, 2017

City of North Las Vegas
Zoning & Planning Department
2250 Las Vegas Blvd. North
N. Las Vegas, NV 89030

To Whom It May Concern:

We are seeking an amendment to Title 20, Table 17.20-1, subsection F, relating to Vehicles, Boat, and RV Repair Facility in a Business C-2 zone. The primary purpose of this proposal change is to permit this type of facility in a C-2 zone. The property will be developed as an Ultimate Collision Auto Body shop.

Ultimate Collision has facilities in City of Las Vegas, Clark County & Summerlin. This facility will be the same architectural plan as the Summerlin facility.

We have completed a Neighborhood meeting. Notices were sent to 49 properties in the area. The meeting was held on June 12, 2017 at the Skyview YMCA. Two persons attended. They were representatives of the new Creation Outreach Ministries located on the adjacent property to the east. They were in favor of the project.

Thank you in advance for help and consideration.

Sincerely,
Dwyer Engineering, Inc.

David A. Dwyer, P.E.

Attachment

CHAPTER 17.20: Use Regulations
Section 17.20.010: Permitted Use Table

TABLE 17.20-1: PERMITTED USE TABLE

Use Category	Use Type	Residential												Business				Redevelopment				Special Purpose					Obsolete			Additional Requirements		
		O-L	R-E	R-EL	R-1	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD			R-CL	C-3	M-3					
																						MUD-N	MUD-C	MUD-E								
Use Category	Light Equipment Rental with Exterior Storage and Display								S	S		P								P	P											
	Light Equipment Rental with No Exterior Storage and Display								P	P	P	P								P	P											
	Massage Establishment								S	S	S									P	P											
	Pawnshop								S	S	S																					
	Personal Service Establishment								P	P	P									P	P	P	P	P	P	P	P	P	P	P		
	Retail Sales Establishment								P	P										P	P	P	P	P	P	P	P	P	P	P		
	Swap Meet or Flea Market (Outdoor)											S																S	P			
	Wholesale Sales Establishment								S	P	P									P	P											
	Casino									S											S	S										
	Hotel or Motel									S		S									S	S										
Tourism	Racetracks (Dog, Horse, or Vehicle)																															
	Recreational Vehicle Park and Overnight Campground								S			S								P	P											
	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot									S		S								P	P											
	Vehicle Impound Yard/Automobile Impound Yard																															
Vehicle Sales and Services	Vehicle, Boat, and RV Repair Facility																			P	P											
	Vehicle, Boat and RV Service Facility								S	S	S	P								P	P											
	Vehicle Washing Establishment								S	S	S	S								P	P											
	Fuel Sales								S	S	S	S																				
	Tire Sales, Repair, and Mounting								S	S	S	P								P	P											
	Truck Stop/Truck Wash											P								S	S											

ORDINANCE NO. 27XX

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-04-17); BY AMENDING TITLE 17 (ZONING ORDINANCE), SECTION 17.20.010 TABLE 17.20-1 (PERMITTED USE TABLE), TO ALLOW VEHICLE REPAIR ESTABLISHMENTS IN THE C-2, GENERAL COMMERCIAL DISTRICT AS A SPECIAL USE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the amendment is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: Chapter 20, Section 010, Table 17.20-1, of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.20-1: PERMITTED USE TABLE

[illegible]

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[illegible]

TABLE 17.20-1: PERMITTED USE TABLE

P = Permitted C = Conditional S = Special Blank = Prohibited		Residential										Business				Redevelopment				Special Purpose				Obsolete	Additional Requirements		
		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD		C-3	M-3	
Use Category	Use Type																										
	Telecommunication Towers and Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C							
	Telecommunication Towers and Facilities – Multiple Tower Facilities											C	C	C										P	P		
Transportation	Airport												S				S				P				S	17.20.020 B.1	
	Automobile Parking Lot or Parking Garage										P	P	P	P	P			P	P	P	P	P	P	P	P		
	Bus Terminal											S					S				P	P		P	P	17.20.020 B.2	
	Freight Terminals												P												S		
	Helipod/Helipad													S							P	P				S	17.20.020 B.1
COMMERCIAL AND OFFICE USES																											
Adult Uses	Sexually Oriented Business																				P					17.20.020 C.19	
Agriculture and Agricultural Support Services	Agricultural Activity	P																			P	P					17.20.020 C.1
	Feed Store (Including Yard)	S																				S	P		P	P	
	Nursery Sales											S	S	P	P			P							P	P	
	Stable, Commercial	S	S																							P	17.20.020 C.20
Animal Care	Community Garden	C	C	C	C	C	C	C	C	C	C	C						C	P	P	P	P	P	P	P		17.20.020 C.8
	Animal Hospital or Clinic																									17.20.020 C.2	
	Pet Care and Boarding Facility											C	C	C	C						P	P	P	P	P	P	17.20.020 C.2
Day Care	Child Care - Group Home	S	S	S	S					S	S	S	S	S	S						P	P	P	P	P	P	17.20.020 C.7
	Child Care Center									S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	17.20.020 C.7
Eating and Drinking Establishments	Delicatessen and Catering Establishment																	P			P	P	P	P	P	P	
	Establishment Requiring an "Off-Sale" Liquor License											C	C	C	C			C				P	P		C	17.20.020 C.14	

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		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC			R-A/PSP	PSP	PUD/PID	MUD				
	Establishment Requiring an "On-Sale" Liquor License									S	S		S				S				P	P	C	C	C	S		17.20.020 C.14
	Restaurant									S	P	P	C	C			P	C			P	P	P	P	P			17.20.020 C.28
	Restaurant, Fast Food									S	P	P	C	C			S	C			P	P	P	P	P			17.20.020 C.17
	Private Club or Lodge										P		P				P				A	A	S	P	P	P		
	Athletic Club (Indoor only)										C	C	C				C				P	P	P	P	P	C		
	Bowling Alley											P		P			P				P	P	S	P	P	P		
	Dancing or Theatrical Studio										P	P					P				P	P	S	P	P	P		
	Game Rooms or Pool Hall										P	P					P				P	P	S	P	P	P		
Indoor Recreation and Entertainment	Health and Fitness Center									S																		Not to exceed 3,000 sq. ft.
	Recreation Center									S	S	P		S			S				P	P	S	P	P	P		
	Skating Rink (Ice or Roller)											S		S			P				P	P	S	P	P	P		
	Theater, Movie											P					P				P	P	S	P	P	P		
	Video Arcade										S	S						P				P	P	P	P	P	P	
	Auto Title Loan Establishment										S	S	S				S				P	P	P	P	P	S		17.20.020 C.4
	Bank or Financial Institution										S	S	S	S			P				P	P	P	P	P	S		17.20.020 C.6
Offices	Deferred Deposit Loan or Short Term Loan Establishment											S	S	S			S				P	P	P	P	P	S		17.20.020 C.10
	Medical, Dental, or Health Clinic										P	P	P	P			P				P	P	P	P	P	P		
	Professional Office										P	P	P	P	P		P				P	P	P	P	P	P		
	Amusement Park or Water Park											S		S			S				P	P		S	P			
Outdoor Recreation and Entertainment	Athletic Clubs (Outdoors)										S	S	S				S							S	P	S		17.20.020 C.3
	Golf Course	S	S	S	S	S	S	S							S		S			P	P	P		S	P			17.20.020 C.12
	Golf Driving Range or Miniature Golf Course											P	P	P			S				P	P	S	P	P	P		
	Recreational Use											S					S				P	P	S	S	S			

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			O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD					C-3	M-3	
Use Type																														
Retail Sales and Service	Theater, Drive-In																													
	Appliance Repair Facility																													
	Bakery for On-Site Sales																													
	Convenience Food Store																													
	Convenience Food Store with Gas Pumps																													
	Exterior Storage of Goods and Materials																													
	Funeral Home and Mortuary																													
	Garden Supply Store																													
	Heavy Equipment Rental Facility																													
	Laundromat, Self-Service																													
Tourism	Laundry and Dry Cleaning Establishment																													
	Light Equipment Rental with Exterior Storage and Display																													
	Light Equipment Rental with No Exterior Storage and Display																													
	Massage Establishment																													
	Medical Marijuana Dispensary																													
	Pawshop																													
	Personal Service Establishment																													
	Retail Sales Establishment																													
	Swap Meet or Flea Market (Outdoor)																													
	Wholesale Sales Establishment																													
Tourism	Casino																													
	Hotel or Motel																													

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		Residential												Business				Redevelopment				Special Purpose								
		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD					C-3	M-3	
Use Type																														
Vehicle Sales and Services	Racetracks (Dog, Horse, or Vehicle)												S																S	
	Recreational Vehicle Park and Overnight Campground										S	S									P	P				S	S		17.20.020 C.16	
	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot										S	S									P	P				S	S		17.20.020 C.22	
	Vehicle Impound Yard/Automobile Impound Yard												S															S	17.20.020 C.23	
	Vehicle, Boat, and RV Repair Facility											S	S								P	P					S	P	17.20.020 C.24	
	Vehicle, Boat and RV Service Facility											S	S	P				S			P	P					S	P	17.20.020 C.25	
	Vehicle Washing Establishment											S	S	S							P	P					S	S	17.20.020 C.26	
	Fuel Sales											S	S	S				S									S	S		
	Tire Sales, Repair, and Mounting											S	S	P							P	P					P			
Truck Stop/Truck Wash													P								S	S					S			
INDUSTRIAL AND RELATED USES																														
Industrial Services	Any production, testing, processing of goods or products that does not conform with the performance standards set forth in Section 17.24.130												S															S		
	Batch Plant (Concrete or Asphalt)												S															S		
	Building Material Sales, Wholesale											P	P								P						P	P	17.20.020 D.1	
	Contractors Office and Storage (outdoor)											P	P								P						P	P		

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Use Type														S	S			S											
Other Uses	Interim Uses Established after July 1, 1991																												
	Interim Uses Established after August 2, 1995																	S											
	Live/Work Units																						P	P	P	P			17.20.020 E.1
	Vertical Mixed Use												S	P			P					P	P	P	P	P			17.20.020 E.2

P = Permitted
 C = Conditional
 S = Special
 Blank = Prohibited

SECTION 2: 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 3: 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 4: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 5: 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 _____ day of _____, 2017.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC, CITY CLERK