

## **ORDINANCE NO. 3183**

AN ORDINANCE RELATED TO ZONING; AMENDING A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-04-2023, 1615 PECOS REMODEL) TO ALLOW A VEHICLE, BOAT AND RV SERVICE FACILITY ON APPROXIMATELY 1.13  $\pm$  ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF PECOS ROAD AND OWENS AVENUE, 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. 3183, the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-04-2023, 1615 PECOS REMODEL), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### **LEGAL DESCRIPTION**

#### **ASSESSOR'S PARCEL NUMBER 139-24-813-060**

COLLEGE PARK #16  
PLAT BOOK 5 PAGE 92  
PT LOT 19 BLOCK 3  
& LOTS 20, 21 PT LOTS 22-24

#### **ASSESSOR'S PARCEL NUMBER 139-24-813-061**

COLLEGE PARK #16  
PLAT BOOK 5 PAGE 92  
PT LOT 18 BLOCK 3  
T-R-S: 20-61-24

#### **ASSESSOR'S PARCEL NUMBER 139-24-813-096**

COLLEGE PARK #16  
PLAT BOOK 5 PAGE 92  
PT LOT 22 BLOCK 3  
T-R-S: 20-61-24

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

**CONDITIONS:**

***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. A Final Development Plan will be required.
3. Only permitted uses are vehicle services related and not repair related; Any overnight storage of vehicles or any type of exterior storage of goods and materials should not be permitted.
4. Must still comply with Ordinance No. 1603 and the conditions of approval for (ZN-08-02)
5. New improvement will be to add a trash enclosure. The trash enclosure should use the same colors and materials of the principal building. Six (6) feet of landscaping is also required next to the trash enclosure.
6. The proposed building remodel shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley that are consistent with the other buildings within the existing commercial development.
7. Applicants will remove all vacuums and vacuum equipment.
8. Must provide 72 parking spaces for the entire site.
9. Existing wall adjacent to Webb Avenue will be repaired and repainted to one neutral color.
10. Submit a landscape plan with new trees, shrubs and ground cover along Pecos Road, Owens Avenue and Webb Avenue to meet the code requirements where all exposed ground areas that are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped. The all required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting.

**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 No. 3183

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 Council Members 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 \_\_\_\_\_, 2023.

AYES:

NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
PAMELA A. GOYNES-BROWN, MAYOR

ATTEST:

\_\_\_\_\_  
JACKIE RODGERS  
CITY CLERK