

## ORDINANCE NO. 3140

AN ORDINANCE RELATED TO ZONING; AMENDING A PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-17-2022, GHOST KITCHEN WITHIN EXISTING DAYCARE) TO ALLOW A GHOST KITCHEN WITHIN AN EXISTING DAYCARE FACILITY ON APPROXIMATELY 1.02 ± ACRES FOR PROPERTY LOCATED AT 4095 WEST CRAIG 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. 3140, the following described parcel of land shall be reclassified as follows:

THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, (ZN-17-2022, GHOST KITCHEN WITHIN EXISTING DAYCARE). THE FOLLOWING PROPERTY DESCRIBED TO WIT:

### LEGAL DESCRIPTION

APN'S (139-06-701-004 and 139-06-701-005)

Parcel A:

That portion of the Southeast Quarter (SE1/4) of section 6, Township 20 South, Range 61 East M.D.B & M, according to the official Plat of said land on file in the office of Bureau of Land Management, Clark County Nevada and being more particularly described as follows: Lot A as shown by map therefore on file in File 80 of Parcel Maps, Page 67 in the office of the County Reorder of said Clark County, Nevada and amended by that certain Certificate of Amendment, recorded July 20, 1994 in book 940720 as Document 00761.

Parcel B:

Those certain Easements set forth in Section 2 of that certain Declaration of Common Easements, executed by Lozzi Enterprises, Inc. a Nevada corporation, and recorded 25 Day of October 1995.

Excepting therefrom any portion of said Easements that lie within Parcel One above.

**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:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. No overnight parking for food trucks or delivery vehicles is permitted.

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3. The commercial kitchen may not be used as a commissary for mobile food vendors or food trucks.
4. In the event the daycare use is terminated the following uses would be permitted:  
  
School: Business, technical, trade and Vocations (S), Animal hospital or clinic (no overnight boarding), Restaurant, Health and fitness center, Delicatessen and catering, Bank / Financial Institution, Professional Office, Medical / Dental office, Bakery, Retail sales, Personal Services Establishment  
Note: (S) = Special Use Permit
5. Hours of operation for the commercial kitchen shall be limited to 9am to 8pm.

**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 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 16<sup>th</sup> day of November, 2022.

AYES: Mayor Lee; Mayor Pro Tempore Goynes-Brown; Council members Barron; Black and Cherchio

NAYS: None

ABSENT: None

APPROVED:

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JOHN J. LEE, MAYOR

ATTEST:

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JACKIE RODGERS  
CITY CLERK