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February 15, 2022

City of North Las Vegas Planning and Zoning
2250 North Las Vegas Boulevard
North Las Vegas, Nevada 89030

RE: Request to consider Zoning Text Amendment for Health and Fitness Center Use

Dear Mr. Eastman:

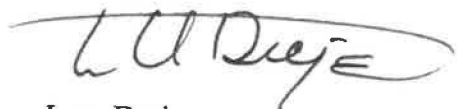
Our firm would like to discuss the procedure to complete a text amendment for the Health and Fitness Center use. We would like to amend Permitted Use Table 17.20.010-1 to allow this use as a Conditional Use in a M-2 zone.

Within 17.20.020 – C we propose to add **Health and Fitness Center** meet the following criteria:

- a) The facility must front a 120 foot wide arterial.
- b) The facility must be located within 500 feet of a residential development.
- c) The facility must be less than 8,000 square feet.

I look forward to meeting with you to discuss this matter.

With appreciation,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut
(702) 598-1408

ORDINANCE NO. 3115

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-01-2022, HEALTH AND FITNESS CENTER) BY AMENDING THE PERMITTED USE TABLE 17.20.010-1 TO ALLOW HEALTH AND FITNESS CENTERS AS A SPECIAL USE IN THE M-2, GENERAL INDUSTRIAL DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, this municipal code amendment is consistent with the City's Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the public health and general welfare of the community and residents of North Las Vegas; and,

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

SECTION 1: Chapter 20, Section 010, of Title 17 of the North Las Vegas Municipal Code (Permitted Use Table) is hereby amended by adding an "S" to the M-2 Column on the Health and Fitness Center row; and replacing "Not to exceed 3,000 sq. ft. in C-P" with "17.20.020.C.31" in the Additional Requirements Column on the Health and Fitness Center row.

SECTION 2: Chapter 20, Section 020, Subsection C, Subsection 31 of Title 17 of the North Las Vegas Municipal Code is hereby added.

31. Health and Fitness Centers

- a. Within the C-P District the maximum size may not exceed 3,000 square feet.
- b. Within the M-2 District the center must be located adjacent to a 120-foot Right-of-Way.
- c. Within the M-2 District the center must be located within 500 feet of a residential district.
- d. Within the M-2 District the maximum size may not exceed 8,000 square feet.

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. 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 _____, 2022.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

JACKIE RODGERS, CITY CLERK