

Resolutions



RESOLUTIONS

Separator Sheet

1 BILL NO. 2007-51

2 ORDINANCE NO. 5934

3 AN ORDINANCE TO UPDATE VARIOUS PROVISIONS OF THE CITY'S SUBDIVISION AND
4 ZONING REGULATIONS RELATIVE TO MAP APPROVALS, SIGHT VISIBILITY AT
5 INTERSECTIONS, AND LANDSCAPING INSTALLATION AND MAINTENANCE, AND TO
6 PROVIDE FOR OTHER RELATED MATTERS.

7 Sponsored by: Councilman Larry Brown

Summary: Updates various provisions of the
City's subdivision and zoning regulations
relative to map approvals, sight visibility
restrictions, and landscaping installation and
maintenance.

8
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
10 AS FOLLOWS:

11 SECTION 1: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 18.08.030: (A) No application for a tentative map is eligible for approval unless it is
14 determined that the proposed subdivision will be in conformance with all applicable zoning
15 regulations, including all applicable provisions of Title [19A;] 19: the zoning classification of the site;
16 and all zoning, master plan or site plan approvals for the site, including all applicable conditions that
17 are in effect. If the proposed subdivision will not so conform, the Director is under no obligation to
18 accept or process an application for a tentative map until the applicant has made any necessary
19 application for rezoning or site development plan review, or both; the Planning Commission has made
20 a recommendation in support of the zoning-related application(s); and a City Council hearing date has
21 been set for the zoning-related application(s).

22 (B) In cases where approval of a rezoning or a site development plan review by the
23 City Council is necessary before a tentative map can be approved:

24 (1) The Director [may] shall withhold presentation of the tentative map to
25 the Planning Commission until at least two weeks after the City Council's final approval of the
26 rezoning or site development plan review application, or both; and

27 (2) The Director may extend the time for reviewing the tentative map if the
28 Council's rezoning or site development plan approval requires that additional issues be addressed or

1 changes made before map approval can occur.

2 (C) In cases where a rezoning is unnecessary and the Planning Commission is
3 authorized to take final action on a site development plan review, the Director shall decline to accept
4 a tentative map application until the Planning Commission has approved the application for site
5 development plan review.

6 [(C)] (D) The Director's [ability] obligation to withhold action or ability to extend time
7 under Subsection (B) is subject to the time limits referred to in NRS 278.350, as they may be extended
8 by mutual consent. In addition, the Director's failure to comply with any obligation described in this
9 Section shall not be deemed a violation subject to criminal or administrative action and shall not
10 invalidate any action taken.

11 SECTION 2: Title 18, Chapter 8, Section 100, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.08.100:** A tentative map shall indicate, without limitation:

14 (A) Demonstration of compliance with the necessary traffic circulation and access
15 requirements set forth in this Title, including those relating to streets, access points, driveways, and
16 site visibility restriction zones, as well as compliance with Sections 18.12.204 and 18.12.300; [and]

17 (B) Demonstration, by means of preliminary drawings, of compliance with good
18 traffic control practices and applicable standards and ordinances, as determined by the Traffic
19 Engineer;

20 (C) Demonstration of compliance with the requirements of this Title and Title 19
21 regarding residential parking, walls and landscaping; and

22 [(B)] (D) Any and all trails that are necessary to be provided in accordance with the City's
23 Master Plan and ordinances.

24 SECTION 3: Title 18, Chapter 8, Section 160, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.08.160:** (A) If a final map is not approved and recorded within:

27 (1) Two years following the date of approval of the tentative map;

28 (2) One year following the date of approval of a previously-recorded final

1 map covering a portion of the tentative map; or

2 (3) One year following an extension of time granted pursuant to Section
3 18.08.170,

4 ➡the tentative map application and approval shall lapse and a new tentative map shall be required.

5 [Tentative maps are not eligible for an extension of time.]

6 (B) For a phased project, the first of a series of final maps covering a portion of the
7 approved tentative map must be approved and recorded within two years following the date of
8 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
9 following the date of the approval of the previously recorded final map, unless an extension is granted
10 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
11 terminated.

12 SECTION 4: Title 18, Chapter 8, Section 170, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.08.170:** By delegation, the Director, upon application, may grant a single one-year extension
15 of time within which to present and record a final map or any one of a series of final maps covering
16 a portion of the tentative map, except that no extension may be granted if a final map, or the first in
17 a series of final maps, is not recorded within two years following the date of approval of the tentative
18 map. In order to qualify for an extension of time under this Section, application therefor must be made
19 prior to expiration of the approval.

20 SECTION 5: Title 18, Chapter 8, Section 180, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended by replacing Figure 1 that appears therein with
22 the Figure 1 that is attached to this Ordinance.

23 SECTION 6: Title 18, Chapter 12, Section 160, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.12.160:** Any intersection of any street that provides external access from a subdivision to any
26 existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall
27 be offset from any other intersection by at least two hundred twenty feet, measured from centerline
28 to centerline. Intersections of streets providing service internally within a subdivision, where they do

1 not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The
2 City Traffic Engineer, at his sole discretion, may allow lesser separation than the distances set forth
3 above if the applicant can demonstrate that the alternative design can safely accommodate traffic
4 circulation.

5 SECTION 7: Title 18, Chapter 12, Section 210, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.12.210:** [A minimum sight clearance for unobstructed vision shall be provided at all
8 intersections in accordance with City standards. The areas of unobstructed vision shall be detailed on
9 the final map or included by reference, and shall be noted as areas where improvements are restricted
10 by City standards. The requirement for unobstructed vision shall apply to the location of all public
11 and private facilities and improvements as determined by the Director of Public Works. All plans
12 regarding drainage, grading, fence layout and other construction shall reflect compliance with the
13 unobstructed vision requirement.]

14 A sight visibility restriction zone (SVRZ) shall be provided at all intersections, including roadway
15 with roadway and driveway with roadway intersections. Each such zone shall comply with Standard
16 Drawing No. 201.2 of the Uniform Standard Drawings, Clark County Area, as it may be revised from
17 time to time, or the applicable sight restriction standards set forth in the most recent edition of the
18 manual entitled "A Policy on Geometric Design of Highways and Streets," as published by the
19 American Association of State Highway and Transportation Officials. Each SVRZ shall be detailed
20 on all plans that depict drainage, grading, fence layout, landscaping or other construction
21 improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall
22 be recorded and a copy submitted to the City plans library. The final map shall provide a general
23 statement making reference to the latest approved construction improvement plan. If a separate SVRZ
24 exhibit is required by the City Traffic Engineer, the final map shall make reference to the exhibit as
25 a recorded document identified by its book and instrument number. The SVRZ requirements of this
26 Section shall apply to the location of all public and private facilities and improvements, as determined
27 by the Director of Public Works.

28 SECTION 8: Title 18, Chapter 12, Section 450, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.12.450:** For purposes of determining the number of hydrants required for a particular
3 development, the maximum amount of flow per hydrant that may be counted in determining the
4 system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the
5 fire flow and number of hydrants for any specific subdivision shall be those set forth in the [Uniform]
6 Fire Code and the I.S.O. Manual adopted by the City.

7 SECTION 9: Title 18, Chapter 12, Section 470, of the Municipal Code of the City of
8 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.12.470:** Hydrants shall be located in conformance with applicable Standard Drawings and the
10 [Uniform] Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-
11 way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants
12 not located within public street rights-of-way.

13 SECTION 10: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.24.010:** There are adopted, as part of this Chapter, [five] seven appendices, designated as
16 Appendices "A," "B," "C," "D," [and] "E," "F" and "G," which are attached to the ordinance [codified
17 in] amending this Chapter and copies of which shall be maintained in the office of the City Clerk and
18 the Department of Planning and Development. Appendices "A" through "F" are related to the
19 preparation and submittal of parcel maps, tentative subdivision maps and final subdivision maps under
20 the applicable provisions of this Title. Appendix G sets forth requirements related to boundary line
21 adjustments as authorized and described by State law.

22 SECTION 11: Title 19, Chapter 8, Section 30, Subsection (B), of the Municipal Code
23 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 (B) [Vision Obstructions at Intersections. As illustrated in Figure 1 below, no structure or
25 landscaping may be constructed or permitted between three and seven feet above grade within the
26 sight distance setback established by Figure 3 and its accompanying table. However, this restriction
27 shall not apply to lighting, sign posts, or tree trunks.]

28 Sight Visibility near Intersections. Structures and landscaping near intersections shall be

1 subject to the sight visibility restriction zone provisions of LVMC 18.12.210.

2 SECTION 12: Title 19, Chapter 8, Section 30, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom Figures 1 and 3, and
4 renumbering Figure 2 as Figure 1. The new Figure 1 shall appear following Subsection (C) of Section
5 30.

6 SECTION 13: Title 19, Chapter 12, Section 30, Subsection (A), of the Municipal Code
7 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 (A) Landscape Required.

9 (1) All required Site Development Plans shall meet or exceed the minimum standards, and
10 shall comply with any restrictions, established in this Chapter. Figures referred to in this Chapter are
11 set forth in LVMC 19.12.080. Landscaping subject to this Chapter shall also comply with the
12 provisions of LVMC 13.48.040 and 18.12.210.

13 (2) Except as otherwise permitted by the Director, all landscape and irrigation plans shall
14 be prepared and stamped by a registered architect, landscape architect, residential designer or civil
15 engineer.

16 (3) The owner, developer and occupant of the property are jointly and severally responsible
17 for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping
18 continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall
19 post a performance bond or equivalent security to assure the performance of the maintenance
20 obligation for a minimum of two years.

21 (4) All revisions to an approved landscape plan must first be reviewed and approved by
22 the Department prior to installation of the landscaping.

23 SECTION 14: Title 19, Chapter 12, Section 30, Subsection (D), of the Municipal Code
24 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 (D) Maintenance. Property owners shall [maintain all walls in good structural and finish condition.
26 All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall
27 be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living
28 plants.] be responsible for:

- 1 (1) Maintaining all walls in good structural and finish condition;
- 2 (2) Maintaining all landscaping in a healthy and vigorous living condition and in
3 accordance with LVMC 13.48.040 and 18.12.210; and
- 4 (3) Promptly replacing dead vegetation with healthy, living plants, in accordance with
5 standard seasonal planting practices.

6 SECTION 15: Title 19, Chapter 18, Section 50, Subsection (G), Paragraph (2),
7 Subparagraph (b), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
8 amended to read as follows:

9 (b) Drawings and Plans Required. Plans describing the proposed development of the property
10 shall be submitted as required by the Director. Complete working drawings are not necessary;
11 however, proposed structures (including building elevations), streets, driveways and access points,
12 sight visibility restriction zones (as described in LVMC 18.12.210, on-site circulation and parking,
13 walls, landscaping, building materials, dumpster locations and other improvements must be shown.
14 Preliminary drawings must contain sufficient information to permit the determination of compliance
15 with good planning practices, applicable standards and ordinances. Floor plans are not normally
16 required. For any development site where twenty percent or more of the aggregate site has a slope of
17 natural grade above four percent, a cross section must be submitted. Each cross section must extend
18 a minimum of one hundred feet beyond the limits of the project at each property line, showing the
19 location and finish floor elevations of adjacent structures; the maximum grade differentials; and the
20 elevations of existing and proposed conditions.

21 SECTION 16: Appendices "A" through "G," referred to in Section 10 of this
22 Ordinance, are attached to and, by this reference, incorporated into this Ordinance and LVMC
23 18.24.210, and shall replace and supersede previous Appendices "A" through "E."

24 SECTION 17: For purposes of Section 2.100(3) of the City Charter, LVMC 19.08.030,
25 19.12.030 and 19.18.050 are deemed to be subchapters rather than sections.

26 SECTION 18: If any section, subsection, subdivision, paragraph, sentence, clause or
27 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
28 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

6 SECTION 19: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

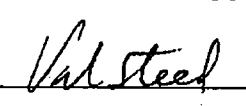
9 PASSED, ADOPTED and APPROVED this 19th day of September, 2007.

10 APPROVED:

11
12 By 
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 
16 ~~BEVERLY K. BRIDGES, CMC~~
17 City Clerk By: Vicky Darling
18 Acting Chief Deputy City Clerk
19 APPROVED AS TO FORM:

20  8-1-07
21 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 15th day of August, 2007, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 19th day of
4 September, 2007, which as a regular meeting of said Council; that at said regular meeting,
5 the proposed ordinance was read by title to the City Council as first introduced and
6 adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Tarkanian,
8 Ross and Barlow

9 VOTING "NAY": None

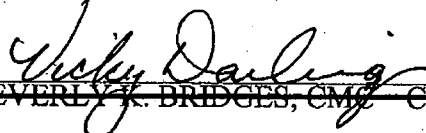
10 EXCUSED: Wolfson

11 ABSTAINED: None

12 APPROVED:

13 
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 
17 ~~BEVERLY K. BRIDGES, CMC City Clerk~~

18 By: Vicky Darling
19 Acting Chief Deputy City Clerk
20
21
22
23
24
25
26

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Text Amendment
Project Address (Location) _____
Project Name Title 18 Collections + Clarifications Proposed Use _____
Assessor's Parcel #(s) _____ Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

APPLICANT City of Las Vegas Contact Nathan Goldberg
Address 731 S. Fourth St. Phone: 296-301 Fax: _____
City Las Vegas State NV Zip 89101

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

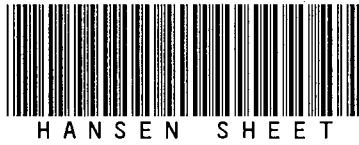
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # <u>TX-18023</u>
Meeting Date:
Total Fee:
Date Accepted:
Accepted By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 08:42 AM

Submitted By

Page 1

A/P # 18023 TEXT AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 08:39	983953	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TXT-18023 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Subdivision Ordinance to update and revise various Title 18 requirements and make corrections and clarifications as appropriate.

Parent A/P #

Project #	18023	Project/Phase Name	TITLE 18 CORRECTIONS AND CLARI	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Supervisor Required		Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 11/07/2006 08:42 AM

Submitted By

Page 2

TEXT AMENDMENT

Text Amendment Information

Meeting Info

MEETING GRID

Meeting Date	Meeting Type	Meeting Status
Comments Added By	Add Date	Modified By
		Modified Date

12/21/2006	PC	SCHEDULED
------------	----	-----------

NGOLDBERG	11/07/2006
-----------	------------

Text Amendment Info

Enter 'A'	Subject	Sponsor	Sent to TLV
Final PC Mtg	Sent to City Attorney	Com to City Attorney	CC First Reading
Bill Number	Recommending Committee	CC Adoption	Ordinance Number
Ordinance Adopted	Ordinance Received	Added By	Modified By

There are no items in this list

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

983953	GOLDBERG	NATHAN	B	5447
--------	----------	--------	---	------

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries

Recordation Memo



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: **Planning & Development**

M. Margo Wheeler, Director
Tom Perrigo, Deputy Director
Flinn Fagg, Planning Manager
Don Schmeiser, Sr. Planner

Public Works

O.C. White, Jr., Traffic Engineer
Wayne Dowdey, Superintendent
Bart Anderson, Engineering Project Manager
Ed Byrge, Right-of-way & Real Property Supervisor
Tim Parks, Project Engineer
Rick Schroder, Civil Engineer
Victor Bolanos, Sr. Engineering Associate
Joe Peña, Sr. Engineering Associate
Gary Reid, Sr. Engineering Associate
Tim McDaniel, Engineering Associate II – SID
Raul Cruz-Santiago, Engineering Associate I - Planning
Carolyn Caviness, Right-of-Way Agent II
Carol Sullivan, Right-of-Way Agent II
Tom Wilking, Sr. Engineering Technician

Fire Department

Azarang Mirkhah, Fire Protection Engineer

From: Alan R. Riecki, PLS
City Surveyor

Cc: Charlie Kajkowski, Director of Public Works
Jorge Cervantes, City Engineer
Tom Green, Deputy City Attorney
Cheri Edelman, Assistant City Engineer

Date: November 1, 2006

Re: **PROPOSED CHANGES – TITLE 18 SUBDIVISION ORDINANCE**

TXT-18023

12/21 PC AGENDA

APPROVED JAN. 11, 07
ORDINANCE NO. 5934

Below is a compilation of the changes and/or corrections proposed by this office and reviewed by all of you to Title 18 of the Las Vegas Municipal Code (Subdivision Ordinance).

November 1, 2006

Re: Proposed Changes – Title 18 Subdivision Changes

Please take a final look at the document and send any concerns or comments to me prior to Friday, November 3, 2006. After that date, I will give the OK for Planning to forward it to the City Attorney's Office for submittal to the City Council for final approval. Thanks for your cooperation and participation.

18.08.100 TENTATIVE MAP REQUIREMENTS.

A tentative map shall indicate, without limitation:

(A) Demonstration of compliance with the necessary, *streets, on-site* traffic circulation and access *points, driveways, site visibility restriction zones, parking, walls, and landscaping* requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; *Preliminary drawings must contain sufficient information to demonstrate compliance with good traffic control practices, applicable standards and ordinances as determined by the City Traffic Engineer. And*

(B) Any and all trails that are necessary to be provided in accordance with the City's Master Plan and ordinances.

(Ord. 5275 §42 (part), 2000)

18.08.110 PROPOSED PERIMETER GRADES.

(B) (3) Shows the maximum grade differentials; [Note: This is for correction purposes only]

18.08.180 TENTATIVE MAP REVIEW TYPICAL PROCESS.



M:\Public Works\
Survey\TMFlowchart.

SEE REVISED SKETCH –

18.12.100 PRIVATE STREET REQUIREMENTS.

Private streets must comply with applicable City standards and with the following requirements:

(A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.

(B) Private streets shall meet the minimum construction standards for public streets.

(C) Street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.

November 1, 2006

Re: Proposed Changes – Title 18 Subdivision Changes

(D) The minimum street width may be reduced, upon approval of the Director of Public Works or his designee, to twenty-four feet from back-of-curb to back-of-curb when all houses are protected by residential fire sprinkler systems.

(Ord. 5275 § 52, 2000; Ord. 3806 §§ 122 (part), 132, 1994)

18.12.210 ~~SIGHT CLEARANCE~~ SIGHT VISIBILITY RESTRICTION ZONE (SVRZ)

A minimum sight visibility restriction zone clearance for unobstructed vision shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections in accordance with the latest Uniform Standard Drawing Clark County Area 201.2 (U.S.D.C.C.A.) or the latest edition of American Association of State Highway and Transportation Officials (AASHTO). The areas of unobstructed vision shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy shall be submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to this recorded document by book and instrument number City standards. The areas of unobstructed vision shall be detailed on the final map or included by reference, and shall be noted as areas where improvements are restricted by City standards. The requirement for unobstructed vision shall apply to the location of all public and private facilities and improvements as determined by the Director of Public Works. All plans regarding drainage, grading, fence layout and other construction shall reflect compliance with the unobstructed vision requirement.

(Ord. 3806 §§ 122 (part), 143, 1994)

18.12.450 FIRE HYDRANTS -- DETERMINATION OF NUMBER REQUIRED.

For purposes of determining the number of hydrants required for a particular development, the maximum amount of flow per hydrant that may be counted in determining the system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the fire flow and number of hydrants for any specific subdivision shall be those set forth in the Uniform Fire Code and the I.S.O. Manual adopted by the City.

(Ord. 3806 §§ 122 (part), 167, 1994)

18.12.470 FIRE HYDRANTS -- LOCATION.

Hydrants shall be located in conformance with applicable Standard Drawings and the Uniform Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

(Ord. 3806 §§ 122 (part), 169, 1994)

November 1, 2006

Re: Proposed Changes – Title 18 Subdivision Changes

18.24.010 ADOPTED.

There are adopted, as part of this Chapter, ~~five~~ *seven* appendices, designated as Appendices "A," "B," "C," "D", ~~and "E"~~, "F", ~~and "G"~~ which are attached to the ordinance codified in this Chapter and copies of which shall be maintained in the office of the City Clerk and the Department of Planning and Development.
(Ord. 5275 §97, 2000)

APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

(C) Parcel Map Contents:

1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix ~~EF~~);
2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix ~~EF~~);

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

(A) Tentative Map Contents

8. ← 1. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, ~~and each block shall be numbered or lettered~~. Letters may be used to identify common lots.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

(A) Final Map Contents

1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development, ~~or commercial subdivision~~ *or mixed use commercial/residential condominium*, if applicable).

November 1, 2006

Re: Proposed Changes – Title 18 Subdivision Changes

5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, ~~and each block shall be numbered or lettered.~~ Letters may be used to identify common lots.
- ~~14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.~~
14. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
15. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.
16. *Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.*

Appendices "E", "F", and "G" (Required Certificates) have all been changed so drastically that they follow here in their entirety.

APPENDIX E
REQUIRED CERTIFICATES (FINAL MAP)

A. Owner's Certificate

1. The Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City

of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets.)

Dated this _____ day of 20__.

2. For commercial subdivisions, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Sprint, Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

B. Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date of survey).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

*License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

City Surveyor, PLS

Date

D. District Board of Health Certificate

This final map is approved by the Southern Nevada Health District. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a (public, private) water supply and (a community system, individual systems) for disposal of sewage.

Date

(Print name under signature)
Southern Nevada Health District

E. Certificate of Division of Water Resources

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

(Print name under signature)
Division of Water Resources

F. Certificate of Director of Planning and Development

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

(Print name under signature)
Director of Planning and Development

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by _____ (name(s) of person(s)) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by _____ (name(s) of person(s)) as _____ (type of authority, e.g., officer,
trustee, etc.) of _____ (name of party on behalf of whom instrument was
executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

APPENDIX F
REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owners Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that being the owner of the land which is shown hereon, does consent to the preparation and recordation of this parcel map, and has caused the land to be surveyed and platted into parcels and does hereby offer and dedicate to the City of Las Vegas, Nevada, its successors and assigns, all public streets and rights-of-way to and for the use of the public, and grants easements as shown hereon.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets.)

Dated this _____ day of 20____.

B. Surveyor's Certificate

I, _____ (name of surveyor) _____, a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a survey conducted under my direct supervision at the instance of _____ (owner or map applicant) _____.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on _____ date of survey _____.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the

positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

*License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined this Parcel Map and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

I certify that the Director of Planning and Development, City of Las Vegas, on the ____ day of _____, 20____, did approve for the purposes of land division and accept in behalf of the public, this map and any parcels offered for dedication for the public use in conformity with the terms of the offer of dedication per Nevada Revised Statutes and any applicable local ordinances.

Date

(Print name under signature)
Director of Planning and Development

E. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by (name(s) of person(s)).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by (name(s) of person(s)) as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

APPENDIX G
REQUIRED CERTIFICATES
(RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT)

A. Owner's Certificate

1. The Owners Certificate shown on the record-of-survey shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, and _____ do hereby certify that being the owners of the lands as shown hereon have caused a Boundary Line Adjustment survey to be performed as indicated hereon, and that we have examined and approved this plat and consent to and authorize the recordation of the same. Further, we agree to prepare and execute the required documents creating any and all easements as shown hereon and to execute all required documentation abandoning any existing easements affecting the lands shown pursuant to the provisions of NRS 278.010 through 278.630, inclusive. All taxes on the lands shown hereon have been paid and all lenders and/or impound account holders for payment of taxes have been notified of the adjustment of the boundary line or the transfer of the lands shown hereon.

Dated this _____ day of 20____.

B. Surveyor's Certificate

I, (name of surveyor) , a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a field survey conducted under my direct supervision at the instance of (owner or map applicant) and is sufficient to locate and identify properly the proposed boundary line adjustment.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on (date of survey) .
3. This map is not in conflict with the provisions of NRS 278.010 to 278.630 inclusive or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

Name of Surveyor

*License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to government agency per NAC 625.610(4)

C. City of Las Vegas Approval

This map has been approved for the purpose of Boundary Line Adjustment in accordance with the provisions of NRS 278.010 through 278.630, inclusive. This _____ day of _____, 20__.

Director of Planning and Development

Date

City Surveyor

Date

D. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by (name(s) of person(s)).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by (name(s) of person(s)) as (type of authority, e.g., officer,
trustee, etc.) of (name of party on behalf of whom instrument
was executed) .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 29, 2006

Mr. Nathan Goldberg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-18023 - TEXT AMENDMENT

Dear Mr. Goldberg:

Please be advised the City Planning Commission at its regular meeting on **January 11, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. Nathan Goldberg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-18023 - TEXT AMENDMENT

Dear Mr. Goldberg:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

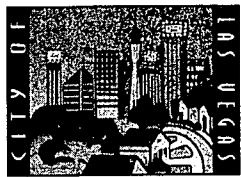


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Nathan Goldberg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-18023 - TEXT AMENDMENT

Dear Mr. Goldberg:

Your discussion and possible action to amend The City of Las Vegas Subdivision Ordinance and the Las Vegas Zoning Code to update and revise various Title 18 and Title 19 requirements and make corrections and clarifications as appropriate, was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Title 18.08.030(B), "Approval – Conformance With Zoning Requirements," is hereby amended as follows:

(B) In cases where approval of a rezoning or a site development plan review is necessary before a tentative map can be approved:

- (1) The Director ~~may~~ must withhold presentation of the tentative map to the Planning Commission until at least two weeks after the City Council's final approval of the rezoning or site development plan review application, or both; and
- (2) The Director may extend the time for reviewing the tentative map if the Council's rezoning or site development plan approval requires that additional issues be addressed or changes made before map approval can occur; and
- (3) In cases where a rezoning is unnecessary and Planning Commission has final approval of a site development plan review application, no tentative map application shall be accepted until the Planning Commission has approved the site development plan review application.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



2. Title 18.08.100, "Tentative Map Requirements," is hereby amended as follows:

18.08.100 TENTATIVE MAP REQUIREMENTS

A tentative map shall indicate, without limitation:

- (A) Demonstration of compliance with the necessary streets, traffic circulation and access points, driveways, site visibility restriction zones, residential parking, walls, and landscaping requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; preliminary drawings must contain sufficient information to demonstrate compliance with good traffic control practices, applicable standards and ordinances as determined by the City Traffic Engineer. and
- (B) Any and all trails that are necessary to be provided in accordance with the City's Master Plan and ordinances.

3. Title 18.08.110(B)(3), "Proposed Perimeter Grades," is hereby amended as follows:

- (3) Shows the maximum grade differentials; [Note: This is for correction purposes only]

4. Title 18.08.160, "Recordation Time Limits," is hereby amended as follows:

18.08.100 TENTATIVE MAP REQUIREMENTS

- (A) If a final map is not approved and recorded within:

- (1) Two years following the date of approval of the tentative map; or
- (2) One year following the date of approval of a previously-recorded final map covering a portion of the tentative map; or
- ~~(3) One year following an extension of time granted pursuant to Section 18.08.170, the tentative map application and approval shall lapse and a new tentative map shall be required. Tentative maps are not eligible for an extension of time.~~ An extension of time may be granted in accordance with Title 18.08.170 only if application therefor is made prior to the expiration of the approval.

- (B) For a phased project, the first of a series of final maps covering a portion of the approved tentative map must be approved and recorded within two years following the date of approval of the tentative map. Subsequent final maps must be approved and recorded within one year following the date of the approval of the previously recorded final map, unless an extension is granted pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be terminated.

5. Title 18.08.170, "Recordation Extension of Time," is hereby amended as follows:

18.08.170 RECORDATION EXTENSION OF TIME

~~By delegation~~ Upon application, the Director may grant a single one-year extension of time within which to present and record a final map or any one of a series of final maps covering a portion of the tentative map, ~~except that no extension may be granted if a final map, or the first in a series of final maps, is not recorded within two years following the date of approval of the tentative map.~~

6. Title 18.08.180, "Tentative Map Review Typical Process," is hereby amended to include a revised Figure 1.

Please see the revised chart attached to the end of this report.

7. Title 18.12.160, "Intersections – Length," is hereby amended as follows:

18.12.160 Intersections--Length.

Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The City Traffic Engineer may, at his discretion, allow separation distances different from those listed herein provided the applicant can demonstrate that the alternative design can safely accommodate traffic circulation.

8. Title 18.12.210, "Sight Clearance," is hereby amended as follows:

**18.12.210 SIGHT CLEARANCE-SIGHT VISIBILITY RESTRICTION ZONE
(SVRZ).**

A minimum sight visibility restriction zone ~~clearance for unobstructed vision~~ shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections in accordance with the latest Uniform Standard Drawing Clark County Area 201.2 (U.S.D.C.C.A.) or the latest edition of American Association of State Highway and Transportation Officials (AASHTO). The areas of unobstructed vision shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy shall be submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to this recorded document by book and instrument number City standards. ~~The areas of unobstructed vision shall be detailed on the final map or included by reference, and shall be noted as areas where improvements are restricted by City standards.~~ The requirement for unobstructed vision shall apply to the location of all public and private facilities and improvements as determined by the Director of Public Works. ~~All plans regarding drainage, grading, fence layout and other construction shall reflect compliance with the unobstructed vision requirement.~~

9. Title 18.12.470, "Fire Hydrants – Location," is hereby amended as follows:

18.12.470 FIRE HYDRANTS – LOCATION.

Hydrants shall be located in conformance with applicable Standard Drawings and the ~~Uniform~~ Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

10. Title 18.24.010, "Adopted," is hereby amended as follows:

18.22.010 ADOPTED

There are adopted, as part of this Chapter, ~~five~~ seven appendices, designated as Appendices "A," "B," "C," "D", ~~and "E"~~, "F", and "G" which are attached to the ordinance codified in this Chapter and copies of which shall be maintained in the office of the City Clerk and the Department of Planning and Development.

11. Subsection C(1) and C(2) of Appendix A, "Parcel Map Application Checklist," are hereby amended as follows:

(C) Parcel Map Contents:

1. Certificate of ownership, granting of easements and dedication of ~~and easement dedication, dedicating easements,~~ alleys, streets, highways or other public ways as shown on the map (per Appendix ~~EF~~);
2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix ~~EF~~);

(No other changes to the remaining portions of Subsection C are proposed.)

12. Subsection A(8) of Appendix B, "Tentative Map Application Checklist," is hereby amended as follows:

(A) Tentative Map Contents

8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, ~~and each block shall be numbered or lettered.~~ Letters may be used to identify common lots.

13. Section A of Appendix C, "Final Map Contents," is hereby amended as follows:

(A) Final Map Contents

1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development, ~~or commercial subdivision~~ or mixed use commercial/residential condominium, if applicable).

(There are no changes to sections 2, 3, and 4.)

5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, ~~and each block shall be numbered or lettered~~. Letters may be used to identify common lots.

(There are no changes to sections 6 through 13.)

- ~~14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.~~

- ~~14.15.~~ Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

- ~~15.16.~~ Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

16. Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

14. Appendix E, "Required Certificates (Final Map)," is hereby deleted in its entirety and amended as follows:

APPENDIX E

REQUIRED CERTIFICATES (FINAL MAP)

A. Owner's Certificate

1. For residential subdivisions, the Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement

around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of 20__.

2. For commercial subdivisions, planned unit developments and condominium developments, the Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the

City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Embark, Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (This paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

3. For reversionary final maps, or reversions to acreage involving final maps, the Owner's Certificate shall be in substantially the following form:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this plat and does/do consent to the preparation and recordation of this plat for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

(1.) Final Maps:

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date of survey).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC
625.610(4)

(2.) Reversionary Final Maps:

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC
625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the (Reversionary) Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

(If a Reversionary Final Map, no monument statement is needed.)

City Surveyor, PLS

Date

D. Certificate of District Board of Health

This final map is approved by the Southern Nevada Health District. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a (public, private) water supply and (a community system, individual systems) for disposal of sewage.

Date

(Print name under signature)
Southern Nevada Health District

E. Certificate of Division of Water Resources

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

(Print name under signature)
Division of Water Resources

F. Certificate of Director of Planning and Development

(1.) Final Maps:

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

(Print name under signature)
Director of Planning and Development

(2.) Reversionary Final Maps:

This is to certify that the Director of Planning and Development, City of Las Vegas, Clark County, Nevada, on this ____ day of _____, 20__, did approve for the purposes of reverting to acreage, this map in conformance with N.R.S. 278.010 through 278.630, inclusive.

Date

Director of Planning and Development
(Print name under signature)

Mr. Nathan Goldberg
TXT-18023 - Page Fourteen
January 12, 2007

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Mr. Nathan Goldberg
TXT-18023 - Page Sixteen
January 12, 2007

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

NOTE: Easement Recipients are not included on Reversionary Final Maps.

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

Mr. Nathan Goldberg
TXT-18023 - Page Seventeen
January 12, 2007

This instrument was acknowledged before me on _____ (date)
by [name(s) of person(s)].

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by [name(s) of person(s)] as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

15. Appendix F, "Required Certificates (Parcel Map)," is hereby added as follows:

APPENDIX F

REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owners Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that being the owner of the land which is shown hereon, does consent to the preparation and recordation of this parcel map, and has caused the land to be surveyed and platted into parcels and does hereby offer and dedicate to the City of Las Vegas, Nevada, its successors and assigns, all public streets and rights-of-way to and for the use of the public, and grants easements as shown hereon.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if trails exist)

Dated this _____ day of 20____.

2. For reversionary parcel maps, or reversions to acreage involving parcel maps, the Owner's Certificate shall be in substantially the following form:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this map and does/do consent to the preparation and recordation of this map for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

(1.) Parcel Maps:

I, (name of surveyor) , a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant) .
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on (date of survey) .
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC
625.610(4)

(2.) Reversionary Parcel Maps:

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian).
3. This map complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor *License/Registration No. and Seal
*map must be stamped and sealed prior to submittal to a government agency per NAC
625.610(4)

C. Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the (Reversionary) Parcel Map and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

(If a Reversionary map, no monument statement is needed.)

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

(1) Parcel Maps:

I certify that this parcel was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

(Print name under signature)
Director of Planning and Development

(2) Reversionary Parcel Maps:

This is to certify that the Director of Planning and Development, City of Las Vegas, Clark County, Nevada, on this ____ day of _____, 20__, did approve for the purposes of reverting to acreage, this map in conformance with N.R.S. 278.010 through 278.630, inclusive.

Date

Director of Planning and Development
(Print name under signature)

E. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by [name(s) of person(s)].

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by [name(s) of person(s)] as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

16. Appendix G, "Required Certificates (Record-of-Survey For Boundary Line Adjustment)," is hereby added as follows:

APPENDIX G

REQUIRED CERTIFICATES

(RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT)

A. Owner's Certificate

1. The Owners Certificate shown on the record-of-survey shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, and _____ do hereby certify that being the owners of the lands as shown hereon have caused a Boundary Line Adjustment survey to be performed as indicated hereon, and that we have examined and approved this plat and consent to and authorize the recordation of the same. Further, we agree to prepare and execute the required documents creating any and all easements as shown hereon and to execute all required documentation abandoning any existing easements affecting the lands shown pursuant to the provisions of NRS 278.010 through

278.630, inclusive. All taxes on the lands shown hereon have been paid and all lenders and/or impound account holders for payment of taxes have been notified of the adjustment of the boundary line or the transfer of the lands shown hereon.

Dated this _____ day of 20__.

B. Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a field survey conducted under my direct supervision at the instance of (owner or map applicant) and is sufficient to locate and identify properly the proposed boundary line adjustment.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on (date of survey).
3. This map is not in conflict with the provisions of NRS 278.010 to 278.630 inclusive or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

Name of Surveyor

*License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. City of Las Vegas Approval

This map has been approved for the purpose of Boundary Line Adjustment in accordance with the provisions of NRS 278.010 through 278.630, inclusive. This _____ day of _____, 20__.

Director of Planning and Development

Date

City Surveyor

Date

D. Certificate of Acknowledgement

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by [name(s) of person(s)] .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

Mr. Nathan Goldberg
TXT-18023 - Page Twenty-six
January 12, 2007

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by [name(s) of person(s)] as ____(type of authority, e.g., officer,
trustee, etc.) of (name of party on behalf of whom instrument
was executed) .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

17. Title 19.08.030(B), “Vision Obstructions at Intersections,” is hereby deleted in its entirety, as are the associated Figures 1 and 3. All following sections and figures shall be renumbered accordingly.

~~B. Vision Obstructions at Intersections~~

~~As illustrated in Figure 1 below, no structure or landscaping may be constructed or permitted between three and seven feet above grade within the sight distance setback established by Figure 3 and its accompanying table. However, this restriction shall not apply to lighting, sign posts, or tree trunks.~~

18. Title 19.12.030(A)(1), "Landscape Required," is hereby amended as follows:

(A) Landscape Required.

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, ~~established in this Chapter. Figures referred to in this Chapter are set forth in LVMC 19.12.080.~~ as set forth in LVMC 19.12.080, 18.12.210 and 13.48.040.

19. Title 19.12.030(D), "Maintenance," is hereby amended as follows:

(D) Maintenance.

Property owners shall maintain all walls in good structural and finish condition. All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living plants. The property owner must maintain landscape in accordance with LVMC 18.12.210 and 13.48.040.

20. Title 19.18.050(G)(2)(b), "Drawings and Plans Required," is hereby amended as follows:

- b. Drawings and Plans Required.** Plans describing the proposed development of the property shall be submitted as required by the Director. Complete working drawings are not necessary; however, proposed structures (including building elevations), streets, driveways and access points, site visibility restriction zones, on-site circulation and parking, walls, landscaping, building materials, dumpster locations and other improvements must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances. Floor plans are not normally required. For any development site where twenty percent or more of the aggregate site has a slope of natural grade above four percent, a cross section must be submitted. Each cross section must extend a minimum of one hundred feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures; the maximum grade differentials; and the elevations of existing and proposed conditions.

Mr. Nathan Goldberg
TXT-18023 - Page Twenty-eight
January 12, 2007

This item will be considered by the City Council in ordinance form. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Korkosz".

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Mr. Nathan Goldberg
City of Las Vegas
Planning and Development Department
731 South Fourth Street, 1st Floor
Las Vegas, Nevada 89101

RE: TXT-18023 - TEXT AMENDMENT

Dear Mr. Goldberg:

Your request to discuss and possibly act to amend The City of Las Vegas Subdivision Ordinance and the Las Vegas Zoning Code to update and revise various Title 18 and Title 19 requirements and make corrections and clarifications as appropriate, was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **January 11, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Carman Burney

From: Flinn Fagg
Sent: Thursday, December 21, 2006 7:47 AM
To: Doug Rankin; Margo Wheeler
Cc: Carman Burney; Dorothy Marsili
Subject: FW: Title 18

We will be requesting to hold TXT-18023 until January 11th. Thanks--

From: Jorge Cervantes
Sent: Wednesday, December 20, 2006 6:25 PM
To: Flinn Fagg
Cc: Gina Venglass; Alan Riecki; Bart Anderson
Subject: RE: Title 18

I spoke with Deputy Fire Chief Gracia today and he prefers that we hold this item. We need to remove any item related to street widths as Fire is using this as a negotiating tool.

Bart and Alan, when you have a chance, let's sit down and go over these changes one more time.

From: Flinn Fagg
Sent: Wednesday, December 20, 2006 2:25 PM
To: Alan Riecki; Bart Anderson
Cc: Gina Venglass; Jorge Cervantes
Subject: RE: Title 18

No worries - it's better to go forward with the corrected version of the ordinance, rather than having to go back and fix it later. I'll let the Planning Commission team know to request an abeyance to the January 11th PC meeting.

From: Alan Riecki
Sent: Wednesday, December 20, 2006 2:13 PM
To: Bart Anderson; Flinn Fagg
Cc: Gina Venglass; Jorge Cervantes
Subject: RE: Title 18

I'm OK to wait two weeks, and that will give me some time to make sure all the formatting etc is just what we want. Is this going to create a hassle for you Flinn?

From: Bart Anderson
Sent: Wednesday, December 20, 2006 2:09 PM
To: Flinn Fagg; Alan Riecki
Cc: Gina Venglass; Jorge Cervantes
Subject: RE: Title 18

I agree, if the only change is 18.12.100(D) that can easily be done tomorrow. My concern was that I didn't know what else might need changing, and I wouldn't have a chance to compare versions. If you two tell me that the only change is the (D) one, then I'm okay going forward. If anything else needs changed, I'd rather hold it 'til we can fully confirm the changes.

bart

From: Flinn Fagg
Sent: Wednesday, December 20, 2006 1:17 PM
To: Alan Riecki; Bart Anderson; Gina Venglass
Subject: RE: Title 18

If it's just a matter of removing 18.12.100(D), we can easily do that at Planning Commission tomorrow evening; if the necessary changes are more substantive, then it would probably be necessary to hold the item for 2 weeks.

From: Alan Riecki

Sent: Wednesday, December 20, 2006 1:15 PM
To: Bart Anderson; Gina Venglass; Flinn Fagg
Subject: FW: Title 18

I'll have to talk to Bart again and see what his thoughts are. I think for now he plans to hold this for two weeks.

Alan

From: Flinn Fagg
Sent: Wednesday, December 20, 2006 12:41 PM
To: Alan Riecki
Subject: RE: Title 18

Alan--

From our previous emails, it looks like only the change to Section 18.12.100 was to be omitted (see below).

I have briefly reviewed everything again and most of it looks fine.

Section 18.12.100 however, having to do with reducing street widths with sprinkler systems has been opposed by land development and traffic if I remember correctly. Jorge was going to talk with the author of this change, and get his OK to drop the amendment for this go-around. We will need to defer to Jorge on that item.

Bart & Gina just spoke to me about the amendment, and they thought there might be other changes as well. Let me know if it's just a matter of removing 18.12.100(D), or if there are other sections that need to be adjusted as well. I'm attaching a copy of the staff report (with the amendment) for reference.

<< File: TXT-18023.doc >>

From: Alan Riecki
Sent: Wednesday, December 20, 2006 7:37 AM
To: Flinn Fagg
Subject: Title 18

Flinn, I guess that is the word from Jorge. Do you still have the e with the section to be dropped?

Alan