

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Text Amendment

Project Address (Location) _____

Project Name Title 19.18 Time Limits Proposed Use _____

Assessor's Parcel #(s) N/A 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 Flinn Fagg

Address 731 S. 4th Street Phone: 229-4848 Fax: 385-7268

City Las Vegas State NV Zip 89101

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* Flinn Fagg

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

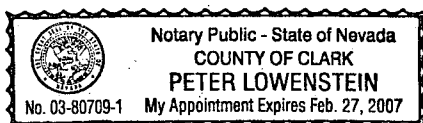
Print Name FLINN FAGG

Subscribed and sworn before me

This 29th day of August, 20 06

Peter Lowenstein

Notary Public in and for said County and State



Case #
<u>TXT-16370</u>
Meeting Date: <u>9/21/06</u>
Total Fee: <u>N/A</u>
Date Received*: <u>8/29/06</u>
Received By: _____

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

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TXT-16370 APN: N/A

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN _____

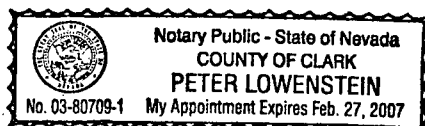
Signature of Property Owner: [Signature]

Print Name: FLINN FAGG

Subscribed and sworn before me

This 29th day of AUGUST, 2006

[Signature]
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

TXT Application

Report Date 08/29/2006 09:57 AM

Submitted By

Page 1

A/P # 16370 TEXT AMENDMENT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/29/2006 09:56	982803	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-16370 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18 to standardize the requirements for the exercising of entitlement applications.

Parent A/P

Project #	16370	Project/Phase Name	TITLE 19.18 TIME LIMITS	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

Item Description

Item Status

Check Fees	Fees Successful
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	0
Fees Added:	0
Conditions Added:	0

Report Date 08/29/2006 09:57 AM

Submitted By

Page 2

Item Description	Item Status
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Periodic Inspection Schedules Added:	0
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TEXT AMENDMENT

Text Amendment Information

Meeting Info

MEETING GRID	Meeting Type	Meeting Status
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Meeting Date	Add Date	Modified By	Modified Date
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09/21/2006	PC	SCHEDULED	
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FFAGG	08/29/2006		
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Text Amendment Info	Subject	Draft Ord to Planning	Sponsor	Sent to TLV
Enter 'A'	Sent to City Attorney	CC Second Reading	Com to City Attorney	CC First Reading
Final PC Mtg	Recommending Committee	Added By	CC Adoption	Ordinance Number
Bill Number	Ordinance Received			
Ordinance Adopted				

A	TITLE 19.18 TIME LIMITS			
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FFAGG				
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Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project			
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Employee	Last	First	MI	Comments
Employee ID				

982803	FAGG	FLINN		PLANNING 229-4848
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Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

No Log Entries					
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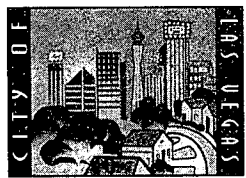
Applicant Letter



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

September 8, 2006

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

RE: TXT-16370 - TEXT AMENDMENT

Dear Ms. Norskog:

Please be advised the City Planning Commission at its regular meeting on **September 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,

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

JK:clb

Mayor
Oscar B. Goodman

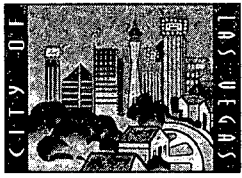
City Council
Gary Reese
(Mayor Pro Tem)

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

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Voice:

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www.lasvegasnevada.gov

September 22, 2006

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

RE: ABEYANCE - TXT-16370 - TEXT AMENDMENT

Dear Mr. Fagg:

Please be advised the City Planning Commission at its regular meeting on **October 5, 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, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR: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



Action Letter



Separator Sheet



September 22, 2006

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

RE: TXT-16370 - TEXT AMENDMENT

Dear Ms. Norskog:

Your request to discuss and possibly act to amend Title 19.18 to standardize the requirements for the exercising of entitlement applications was considered by the Planning Commission on September 21, 2006.

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

This item is scheduled to be heard again at the **October 5, 2006** 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,

A handwritten signature in black ink, reading "John Korkosz".

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

JK:clb

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



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

October 6, 2006

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

RE: ABEYANCE - TXT-16370 - TEXT AMENDMENT

Dear Mr. Fagg:

Your discussion and possible action to amend Title 19.18 to standardize the requirements for the exercising of entitlement applications, was considered by the Planning Commission on October 5, 2006.

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

1. Title 19.18.040(O), "Rezoning Procedures," is hereby amended

O. Rezoning Procedures

1. Resolution of Intent. Before the City Council adopts an ordinance to effectuate a rezoning, the Council may adopt a Resolution of Intent to reflect the Council's approval of the rezoning. Such a Resolution of Intent is binding upon the City Council in accordance with its terms, and shall be limited to a maximum period of two years.
2. Finalizing Rezoning by Ordinance. The final step in the rezoning process is the adoption of a rezoning ordinance in which the zoning classification of one or more parcels is formalized.
3. Changes. No substantial change may be made to a development or to the rezoning approval which authorized that development without the approval of the City Council. This approval requirement applies to the rezoned parcel both before and after the adoption of an ordinance rezoning that parcel.

Mayor
Oscar B. Goodman

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

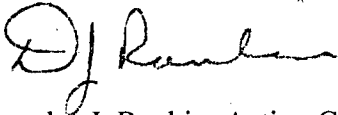
City Manager
Douglas A. Selby



Mr. Flinn Fagg
TXT-16370 - Page Seven
October 6, 2006

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 "D. Rankin". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

Recordation Memo



Separator Sheet

FINANCE REQUEST MEMORANDUM

10/13
To atty

TXT-16370

SUBJECT OF ORDINANCE: AMEND TITLE 19.18 TO STANDARDIZE THE REQUIREMENTS FOR THE EXERCISING OF ENTITLEMENT APPLICATIONS.

SPONSOR: <i>M. MARCO WHEELER</i>	PREPARED BY:
APPROVED TO FORWARD BY CMO:	DATE FORWARDED BY CMO:
ASSIGNED TO CITY ATTORNEY:	TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT
DEPARTMENT	☐ NO, IT DOES NOT HAVE ANY EFFECT ☐ YES, IT HAS AN EFFECT

CITY MANAGER REVIEW:

- ☐ O.K. TO FORWARD
- ☐ HOLD FOR REVIEW / REVISION

SPONSOR REVIEW:

- ☐ O.K. TO FORWARD
- ☐ HOLD FOR REVIEW / REVISION

CITY ATTORNEY REVIEW:

- ☐ O.K. TO FORWARD
- ☐ HOLD FOR REVIEW / REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE _____

DATE _____

City Council Proof of Publication



Separator Sheet

RECEIVED
CITY CLERK

AFFP DISTRICT COURT
Clark County, Nevada

2007 FEB 20 A 11: 51

AFFIDAVIT OF PUBLICATION

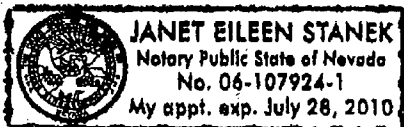
STATE OF NEVADA)
COUNTY OF CLARK) SS:

Stacey M Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK 2296311LV 1504400

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 02/10/2007 to 02/10/2007, on the following days:

02/10/2007



Signed: Stacey M. Lewis

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

15th day of February, 2007.

Janet E Stanek

Notary Public

BILL NO. 2007-4
ORDINANCE NO. 5891

AN ORDINANCE TO CLARIFY AND STANDARDIZE THE PROVISIONS THAT GOVERN THE EXPIRATION AND TERMINATION OF ZONING-RELATED APPLICATIONS AND APPROVALS AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Marco Wheeler, Director of Planning and Development
Summary: Clarifies and standardizes the provisions that govern the expiration and termination of zoning-related applications and approvals.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of January 2007 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7th day of February 2007, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman, and Councilmembers Reese, Brown, Weekly, Wolfson, Tarkanian, and Ross
VOTING "NAY": NONE

EXCLUDED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: February 10, 2007
LV Review-Journal

Resolutions



Separator Sheet

1 BILL NO. 2007-4

2 ORDINANCE NO. 5891

3 AN ORDINANCE TO CLARIFY AND STANDARDIZE THE PROVISIONS THAT GOVERN THE
4 EXPIRATION AND TERMINATION OF ZONING-RELATED APPLICATIONS AND
APPROVALS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Proposed by: M. Margo Wheeler, Director of
6 Planning and Development

Summary: Clarifies and standardizes the
provisions that govern the expiration and
7 termination of zoning-related applications and
approvals.

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

10 SECTION 1: Title 19, Chapter 18, Section 10, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new Subsection, designated
12 as Subsection (G), reading as follows:

13 (G) Treatment of Certain Tabled Applications. Any application under this Chapter that requires
14 a public hearing and that is tabled at the request of an applicant shall expire six months after the last
15 announced public hearing date, unless:

16 (1) Within that period of time, the applicant has requested that the item be scheduled again
17 for hearing; or

18 (2) The motion to table the application specified otherwise.

19 After an application has expired in accordance with this Subsection (G), the applicant must submit
20 a new application.

21 SECTION 2: Title 19, Chapter 18, Section 40, Subsection (O), of the Municipal Code
22 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 (O) Rezoning Procedures.

24 (1) Resolution of Intent. Before the City Council adopts an ordinance to effectuate a
25 rezoning, the Council may adopt a Resolution of Intent to reflect the Council's approval of the
26 rezoning. Such a Resolution of Intent is binding upon the City Council in accordance with its terms[.]
27 and shall have a time limit not to exceed two years.

28 (2) Finalizing Rezoning by Ordinance. The final step in the rezoning process, whether or

1 not rezoning approval is by means of a Resolution of Intent, is the adoption of a rezoning ordinance
2 in which the zoning classification of one or more parcels is formalized.

3 (3) Changes. No substantial change may be made to a development or to the rezoning
4 approval which authorized that development without the approval of the City Council. This approval
5 requirement applies to the rezoned parcel both before and after the adoption of an ordinance rezoning
6 that parcel.

7 (4) Termination of Rezoning [Approval Without Time Limit.] Approvals Subject to a
8 Resolution of Intent.

9 (a) Approvals Not Subject to Time Limit. If development does not occur in a
10 timely manner or if conditions in the area change subsequent to the original approval of a rezoning
11 that is not subject to a time limit, the City Council may schedule a hearing to reconsider the Resolution
12 of Intent. At such time, the Council may rescind the Resolution of Intent or may change the conditions
13 of approval. In addition, if such a rezoning approval no longer conforms to the use and density
14 classification of the General Plan, the City may notify the property owner that the rezoning must be
15 exercised within one year. [If, within that period, the zoning approval is not exercised by means of the
16 recordation of a final subdivision map or by the commencement of actual construction, the approval
17 terminates.] Thereafter, the approval shall be treated as an approval subject to a time limit in
18 accordance with Subparagraph (b) below.

19 (b) Approvals Subject to Time Limit. Except as otherwise provided in Paragraph
20 (5) below, a rezoning approval which is not exercised within the time limit established for or by the
21 Resolution of Intent shall be void.

22 (c) Methods for Exercising Rezoning Approvals. For purposes of this Paragraph
23 (4), a rezoning approval is exercised as follows:

24 (i) For applications that require the creation of a residential subdivision,
25 upon the recordation of a final subdivision map;

26 (ii) For applications that require the construction of a one or more new
27 structures, but do not require the creation of a residential subdivision map, upon the issuance of a
28 building permit for the new construction;

1 (iii) For all other applications, upon the issuance of a certificate of
2 occupancy or approval of a final inspection, whichever is applicable.

3 (5) Extension of Time--General Requirements. If the approval of a Resolution of Intent
4 is subject to a time limit, the approval expires at the end of that time limit unless the City Council
5 extends the approval period. Extension of an approval period[, or reinstatement and extension,] may
6 be granted only if:

7 (a) Application therefor is made [no later than six months after the approval has
8 expired;] prior to the expiration of the time limit;

9 (b) The applicant demonstrates good cause; and

10 (c) The applicant conforms to the additional requirements set forth in [Subsection]
11 Paragraph (6) below.

12 (6) Extensions of Time-Additional Requirements. If a time-limited zoning approval that
13 is sought to be extended [(or reinstated and extended)] continues to conform to the use and density
14 classifications of the General Plan, the applicant must demonstrate that the rezoning remains
15 consistent with the surrounding area and the pattern of development in the area. If the rezoning sought
16 to be extended [(or reinstated and extended)] no longer conforms to the use and density classifications
17 of the General Plan, the extension of time, if granted, shall be limited to a one-year period. If, within
18 that period, the zoning approval is not exercised by means of the recordation of a final subdivision
19 map or by the commencement of actual construction, the approval terminates.

20 SECTION 3: Title 19, Chapter 18, Section 50, Subsection (J), of the Municipal Code
21 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 (J) Expiration. Except as otherwise specified in connection with its approval, a Site Development
23 Plan which is not exercised within two years after the date of approval shall be void, unless an
24 extension of time is granted[.] upon a showing of good cause. An extension of time may be granted
25 only if application therefor is made prior to the expiration of the two-year period (or such other time
26 period as was specified in the approval). For purposes of this [Section] Subsection (J), a Site
27 Development Plan is exercised upon the issuance of a building permit for the principal structure on
28 the site.

1 SECTION 4: Title 19, Chapter 18, Section 60, Subsection (P), of the Municipal Code
2 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 (P) Termination.

4 (1) Failure to Exercise.

5 (a) A Special Use Permit which cannot be exercised except upon construction of
6 a new building, and which is not exercised within two years after approval, shall be void, unless the
7 City Council grants an extension of time upon a showing of good cause. An extension of time may
8 be granted only if application therefor is made prior to the expiration of the two-year period. For
9 purposes of this Subparagraph (a), a Special Use Permit is exercised upon the issuance of a building
10 permit for the new construction.

11 [(2)] (b) A Special Use Permit which does not require the construction of a new building
12 in order to be exercised, and which is not exercised within one year after approval shall be void, unless
13 the City Council grants an extension of time upon a showing of good cause. An extension of time may
14 be granted only if application therefor is made prior to the expiration of the one-year period. For
15 purposes of this Subparagraph (b), a Special Use Permit is exercised upon the approval of a business
16 license to conduct the activity, if one is required, or otherwise, upon the issuance of a certificate of
17 occupancy or approval of a final inspection.

18 [(3)] For any Special Use Permit approved before January 1, 2000, which expires before an
19 extension is granted, the City Council may reinstate the approval within the six-month period
20 following the expiration date and grant an extension of time if the Council is satisfied that there has
21 not been a material change of circumstances such that the Special Use Permit is no longer warranted.]

22 [(4)] (2) Cessation of Use. A Special Use Permit shall be void without further action if:

23 (a) The Special Use Permit was issued for alcoholic beverage use and such use
24 ceases for one hundred and eighty days or more; or

25 (b) The Special Use Permit was issued for a use other than alcoholic beverage use
26 and such use ceases for twelve months or more.

27 [(5)] For purposes of this Subsection (P), a Special Use Permit is exercised upon approval
28 of a business license to conduct the activity, if one is required, or, otherwise, upon the issuance of a

1 certificate of occupancy or approval of a final inspection.]

2 SECTION 5: Title 19, Chapter 18, Section 70, Subsection (O), of the Municipal Code
3 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 (O) Termination.

5 (1) Failure to Exercise.

6 (a) A Variance which will require the construction of a new building and which
7 is not exercised within two years after approval shall be void, unless the applicant obtains an extension
8 of time upon a showing of good cause. Application for an extension shall be made to the Planning
9 Commission or City Council, whichever body took final action to approve the Variance. An extension
10 of time may be granted only if application therefor is made prior to the expiration of the two-year
11 period. For purposes of this Subparagraph (a), a Variance is exercised upon the issuance of a building
12 permit for the new construction.

13 [(2)] (b) A Variance which will not require the construction of a new building and which
14 is not exercised within one year after approval shall be void, unless the applicant obtains an extension
15 of time upon a showing of good cause. Application for an extension shall be made to the Planning
16 Commission or City Council, whichever body took final action to approve the Variance. An extension
17 of time may be granted only if application therefor is made prior to the expiration of the one-year
18 period. For purposes of this Subparagraph (b), a Variance is exercised upon the approval of a business
19 license to conduct the activity, if one is required, or otherwise, upon the issuance of a certificate of
20 occupancy or approval of a final inspection.

21 [(3) For any Variance approved before January 1, 2000, which expires before an extension
22 is granted, the Planning Commission or City Council, as the case may be, may reinstate the approval
23 within the six-month period following the expiration date and grant an extension of time if the
24 Commission or Council is satisfied that there has not been a material change of circumstances such
25 that the Variance is no longer warranted.]

26 (2) Cessation of Use. A Variance to allow a use that is not permitted in a particular zone
27 shall be void without further action if the use approved by the Variance ceases for a period of twelve
28 months or more.

1 [(5) For purposes of this Section (O), a Variance is exercised upon approval of a business
2 license to conduct the activity, if one is required, or, otherwise, upon the issuance of a certificate of
3 occupancy or approval of a final inspection.]

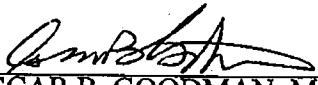
4 SECTION 6: For purposes of Section 2.100(3) of the City Charter, LVMC 19.18.010,
5 19.18.040, 19.18.050, 19.18.060, and 19.18.070 are deemed to be subchapters rather than sections.

6 SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or
7 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
8 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
9 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
10 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
11 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
12 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
13 invalid or ineffective.

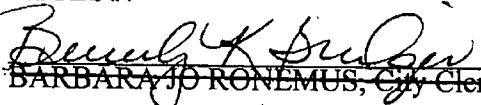
14 SECTION 8: All ordinances or parts of ordinances or sections, subsections, phrases,
15 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
16 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this 7TH day of FEBRUARY, 2007.

18 APPROVED:

19
20 By 
OSCAR B. GOODMAN, Mayor

21 ATTEST:

22 
23 ~~BARBARA JO RONEMUS, City Clerk~~ By: Beverly K. Bridges, CMC
Acting City Clerk

24 APPROVED AS TO FORM:

25 Val Steed 12-20-06
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 3rd day of January, 2007, and referred to a committee for recommendation;
3 thereafter the committee reported favorably on said ordinance on the 7th day of February,
4 2007, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly,
Wolfson, Tarkanian and Ross

8 VOTING "NAY": None

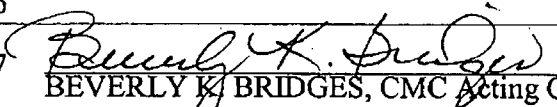
9 EXCUSED: None

10 ABSTAINED: None

11
12
13 APPROVED:

14 
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

17 
18 BEVERLY K. BRIDGES, CMC Acting City Clerk
19
20
21
22
23
24
25
26

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

1405430

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/26/2007 to 01/26/2007, on the following days:

01/26/2007

RECEIVED
CITY CLERK

2007 FEB -5 P 2:15

BILL NO. 2007-4

AN ORDINANCE TO CLARIFY AND STANDARDIZE THE PROVISIONS THAT GOVERN THE EXPIRATION AND TERMINATION OF ZONING-RELATED APPLICATIONS AND APPROVALS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Mr. Macao Wheeler, Director of Planning and Development
Summary: Clarifies and standardizes the provisions that govern the expiration and termination of zoning-related applications and approvals.

At the City Council meeting of JANUARY 31, 2007, BILL NO. 2007-4 WAS READ BY TITLE AND REFERRED TO THE RECOMMENDING COMMITTEE.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB. January 26, 2007
LV Review Journal

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

31 day of January, 2007.

Mary B. Sheffield
Notary Public

