

1 **BILL NO. 2007-23**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO ELIMINATE THE "RESOLUTION OF INTENT" PROCESS AS AN
4 ALTERNATIVE PROCESS FOR FUTURE REZONING APPROVALS, AND TO PROVIDE
FOR OTHER RELATED MATTERS.

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

Summary: Eliminates the "resolution of intent"
process as an alternative process for future
rezoning approvals.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

8 AS FOLLOWS:

9 SECTION 1: Title 19, Chapter 18, Section 40, Subsection (O), of the Municipal Code
10 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 (O) [Rezoning Procedures.] Procedures Governing Rezoning Approvals Granted Before July 1,
12 2007.

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

17 (2) Finalizing Rezoning by Ordinance. The final step in the rezoning process, whether or
18 not rezoning approval is by means of a Resolution of Intent, is the adoption of a rezoning ordinance
19 in which the zoning classification of one or more parcels is formalized.

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

24 (4) Termination of Rezoning Approvals Subject to a Resolution of Intent.

25 (a) Approvals Not Subject to Time Limit. If development does not occur in a
26 timely manner or if conditions in the area change subsequent to the original approval of a rezoning
27 that is not subject to a time limit, the City Council may schedule a hearing to reconsider the Resolution
28 of Intent. At such time, the Council may rescind the Resolution of Intent or may change the conditions

1 of approval. In addition, if such a rezoning approval no longer conforms to the use and density
2 classification of the General Plan, the City may notify the property owner that the rezoning must be
3 exercised within one year. Thereafter, the approval shall be treated as an approval subject to a time
4 limit in accordance with Subparagraph (b) below.

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

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

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

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

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

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

21 (a) Application therefor is made prior to the expiration of the time limit;

22 (b) The applicant demonstrates good cause; and

23 (c) The applicant conforms to the additional requirements set forth in Paragraph

24 (6) below.

25 (6) Extensions of Time-Additional Requirements. If a time-limited zoning approval that
26 is sought to be extended continues to conform to the use and density classifications of the General
27 Plan, the applicant must demonstrate that the rezoning remains consistent with the surrounding area
28 and the pattern of development in the area. If the rezoning sought to be extended no longer conforms

1 to the use and density classifications of the General Plan, the extension of time, if granted, shall be
2 limited to a one-year period. If, within that period, the zoning approval is not exercised by means of
3 the recordation of a final subdivision map or by the commencement of actual construction, the
4 approval terminates.

5 SECTION 2: Subsection (P) of Title 19, Chapter 18, Section 40, of the Municipal
6 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby redesignated as Subsection (Q).

7 SECTION 3: Title 19, Chapter 18, Section 40, of the Municipal Code of the City of
8 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new subsection, designated
9 as Subsection (P), reading as follows:

10 (P) Procedures Governing Rezoning Approvals Granted On or After July 1, 2007.

11 The approval of a rezoning application shall be formalized by the subsequent adoption of an
12 ordinance in which the rezoning of one or more parcels is reflected. No substantial change may be
13 made to a development or to the rezoning approval which authorized that development without the
14 approval of the City Council.

15 SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.18.040
16 is deemed to be a subchapter rather than a section.

17 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or
18 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
19 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
20 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
21 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
22 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
23 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
24 invalid or ineffective.

25 ...
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28 ...

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

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

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APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BEVERLY BRIDGES, Acting City Clerk