



Las Vegas

Agenda Item No.: 7.

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: DECEMBER 4, 2007

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:
NEW BILL

Bill No. 2007-73 Clarifies the zoning treatment of manufactured homes. Sponsored by:
Councilman Steven Boss

Fiscal Impact

- No Impact
- Budget Funds Available
- Augmentation Required

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:

As required by State law, City zoning regulations treat manufactured homes the same as other single-family detached dwellings under certain conditions. There has been confusion about whether or not the regulations allow manufactured homes in the R-MH District to be attached to the land and thus become real property. Although the zoning regulations do not address the issue, it has been decided to clarify the conditions under which manufactured homes are allowed in various districts, and to indicate that zoning terms do not decide the status of a manufactured home as real property.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2007-73

Motion made by RICKI Y. BARLOW to Approve as Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MARGO WHEELER, Director of Planning and Development, explained that this allows manufactured homes to be treated as single-family dwellings. There have been problems with loans for these types of structures. The setbacks will be established as 15 feet for the front, ten

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feet for the rear and allow manufactured homes in a manufactured home zoning, which is appropriate.

COUNCILMAN BARLOW outlined problems experienced with perception and placement of manufactured homes. He is pleased with the corrections.

