

1 **BILL NO. 2010-20**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE REVISING AND UPDATING ZONING-RELATED APPLICATION AND
4 HEARING PROCEDURES GENERALLY; PROVIDING THAT PLANNING COMMISSION
5 ACTION ON MOST SPECIAL USE PERMITS IS FINAL, UNLESS APPEALED OR REQUESTED
6 FOR REVIEW BY A MEMBER OF THE CITY COUNCIL; PROVIDING A PROCEDURE FOR
7 REQUIRED REVIEWS OF APPROVED ZONING APPLICATIONS; AND PROVIDING FOR
8 OTHER RELATED MATTERS.

9 Proposed by: M. Margo Wheeler, Director of
10 Planning and Development

Summary: Revises and updates zoning-related
application and hearing procedures generally;
provides that Planning Commission action on
most special use permits is final, unless appealed
or requested for review by a member of the City
Council; and provides a procedure for Required
Reviews of approved zoning applications.

11 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
12 AS FOLLOWS:

13 SECTION 1: Title 19, Chapter 00, Section 70, Subsection (F), of the Municipal Code
14 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 (F) Appeals of Interpretation.

16 (1) General. Except as otherwise provided in Paragraph (2) below, [Any] any person
17 aggrieved in connection with the inability to obtain a building permit or by the decision of any
18 administrative officer or agency based upon or made in the course of the administration or
19 enforcement of any provision of this Title may appeal the decision to the City Council. An appeal
20 must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the
21 office of the [Department of Planning and Development.] Department. The appeal must be filed
22 within ten days after the administrative decision is made and shall specifically describe the decision
23 at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of
24 the City Council.

25 (2) Appeal Unavailable. An appeal pursuant to Paragraph (1) is not available:

26 (a) For the purpose of avoiding or circumventing the application procedures set
27 forth in LVMC Chapter 19.18; or

28 (b) Regarding a decision where the result of, or the remedy or relief from, that

1 decision is specifically provided for by means of an application or process described in Chapter 19.18.

2 Such decisions include without limitation:

3 (i) An administrative decision to deny a particular application where
4 Chapter 19.18 specifically provides for a subsequent application or process to follow such a denial;
5 or

6 (ii) An administrative decision that a particular development or activity does
7 not qualify or is ineligible for a particular type of application, where Chapter 19.18 specifically
8 provides for a subsequent application or process to follow such a decision.

9 SECTION 2: Title 19, Chapter 6, Section 50, Subsection (C), of the Municipal Code
10 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 C. Rezoning And Minimum Site Area

12 Property may be rezoned to the Planned Development District by the City Council in accordance with
13 the requirements of this Chapter and Chapter 19.18.040. Each rezoning parcel shall be described as
14 a separate district, with distinct boundaries and specific design and development standards. Each
15 district shall be assigned a district development project number or label, along with the designation
16 "PD". The rezoning shall include the adoption of a specific master development plan and
17 development standards.

18 The minimum site area for a Planned Development District is five acres. [, except that the City
19 Council may waive this requirement when proper planning justification is shown.]

20 SECTION 3: Title 19, Chapter 18, Section 10, Subsection (B), Paragraph (3), of the
21 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
22 follows:

23 (3) Pre-application Conference. A pre-application conference with a designated representative
24 from the Department [of Planning and Development] is required prior to submitting an application for
25 a General Plan Amendment, a Rezoning, a Major Site Development Plan Review, a Special Use
26 Permit, a Variance or a Development Agreement.

27 SECTION 4: Ordinance No. 6086 and Title 19, Chapter 18, Section 10, Subsection
28 (C), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended so

1 that Subsection(C) reads as follows:

2 (C) Fees.

3 (1) Adopted. The Director is authorized to charge fees related to the processing of
4 applications, appeals and other requests in accordance with the Fee Schedule. The Fee Schedule set
5 forth in Title 19 is hereby adopted as part of this Title and may be amended from time to time by
6 resolution of the City Council.

7 (2) When Payable. Fees for filing applications, appeals and other requests under this Title
8 are set forth in the Fee Schedule and are due at the time the application, appeal or request is filed.

9 (3) Additional Fees. With respect to any application, appeal or other request under this
10 Title that requires notification of a public hearing, the applicant shall also pay the notification and
11 advertising costs identified in the Fee Schedule. Payment of those costs shall be made upon filing of
12 the application.

13 (4) Waiver of Fees. The City Manager may waive any fee referred to in the Fee Schedule
14 on behalf of:

15 (a) Any member of the Southern Nevada Regional Planning Coalition; or

16 (b) Any entity with whom the Coalition is required to integrate long-term planning
17 programs pursuant to NRS 278.02584.

18 SECTION 5: Title 19, Chapter 18, Section 30, Subsection (C), Paragraph (1), of the
19 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
20 follows:

21 (1) Initiation of Application. A General Plan Amendment may be initiated by the Department, the
22 Planning Commission or the City Council, or by means of an application filed by the owner(s) of
23 record of each parcel of property proposed for a General Plan Amendment.

24 SECTION 6: Title 19, Chapter 18, Section 30, Subsection (C), Paragraph (4), of the
25 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
26 follows:

27 (4) Other Governmental Ownership.

28 (a) Application Requirements. With respect to property which is owned by the State of

1 Nevada or the United States of America, a General Plan Amendment application is sufficient if it is
2 signed and acknowledged by a prospective purchaser of that property who has: [entered]

3 (i) Entered into a contract with the governmental entity to obtain ownership of the
4 property[.];

5 (ii) Provided to the Department a letter from the governmental entity indicating that
6 it consents to the filing of the application and agrees to be bound by the application; or

7 (iii) Provided to the Department a letter from the governmental entity indicating that
8 it has no objection to the filing of the application.

9 (b) Effect of Letter of No Objection. In the case of an application that is supported by a
10 letter of no objection under Subparagraph (a)(iii) of this Paragraph (4), the applicant shall
11 acknowledge in writing, by means of a form provided by the Department or in a form acceptable to
12 the City Attorney, that:

13 (i) The processing of the application is done as an accommodation only;

14 (ii) The application, the results thereof, and any entitlements related thereto are
15 dependent upon the applicant's obtaining an enforceable contractual interest in the property; and

16 (iii) The applicant assumes the risk of proceeding without any assurance that
17 approval of the application will lead to an ability to implement the approval.

18 SECTION 7: Title 19, Chapter 18, Section 30, Subsection (F), Paragraph (2), of the
19 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
20 follows:

21 (2) Notice.

22 (a) Notice Provided. Notice of the time, place and purpose of the hearing must be given
23 at least ten days before the hearing by:

24 (i) Publishing the notice in a newspaper of general circulation within the City;

25 (ii) Mailing a copy of the notice to:

26 A. The applicant;

27 B. Each owner of real property located within a minimum of one thousand
28 feet of the property described in the application;

1 C. Each tenant of any mobile home park that is located within one thousand
2 feet of the property described in the application;

3 D. The owner of each of the thirty separately-owned parcels nearest to the
4 property described in the application to the extent this notice does not duplicate the notice otherwise
5 required by this Paragraph (2);

6 E. Any advisory board which has been established for the affected area by
7 the City Council; and

8 F. The president or head of any registered local neighborhood organization
9 whose organization boundaries are located within a minimum of one mile of the property described
10 in the application.

11 (b) Names Provided. The Department [of Planning and Development] shall provide, at
12 the request of the applicant, the [name, address and phone number] name and address of any person
13 notified pursuant to Subparagraph (F) above.

14 (c) Additional Notice. The Department may give additional notice of the hearing by
15 expanding the area of notification or using other means of notification or both. The Department shall
16 endeavor to provide any additional notice at least ten days before the date of the hearing.

17 (d) Signs. Notification signs shall be posted in conformance with Section 19.18.010 (D).

18 SECTION 8: Title 19, Chapter 18, Section 40, Subsection (C), of the Municipal Code
19 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 (C) Minimum Site Requirements. Property which is proposed to be rezoned to the following
21 zoning districts must meet the minimum criteria denoted below in order to be considered for rezoning;
22 [, except that a minimum site area requirement may be waived in a particular case by the City
23 Council.]

24 (1) R-CL District. Rezoning parcel must be an infill parcel which has a maximum site area
25 of three acres, is surrounded by existing R-CL development and does not lend itself to R-PD
26 development.

27 (2) R-MHP District. Minimum site area of five acres.

28 (3) P-C District. Minimum site area of three thousand acres.

1 (4) C-PB District. Minimum site area of twenty acres.

2 (5) PD District. Minimum site area of five acres.

3 SECTION 9: Title 19, Chapter 18, Section 40, Subsection (D), Paragraph (2), of the
4 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
5 follows:

6 (2) Initiation of Application. An application for a rezoning may be initiated by the Department,
7 the Planning Commission or the City Council, or by means of an application filed by the owner(s) of
8 record of each parcel of property proposed for rezoning.

9 SECTION 10: Title 19, Chapter 18, Section 40, Subsection (D), Paragraph (3), of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
11 follows:

12 (3) Other Governmental Ownership.

13 (a) Application Requirements. With respect to property which is owned by the State of
14 Nevada or the United States of America, a rezoning application is sufficient if it is signed and
15 acknowledged by a prospective purchaser of that property who has: [entered]

16 (i) Entered into a contract with the governmental entity to obtain ownership of the
17 property[.];

18 (ii) Provided to the Department a letter from the governmental entity indicating that
19 it consents to the filing of the application and agrees to be bound by the application; or

20 (iii) Provided to the Department a letter from the governmental entity indicating that
21 it has no objection to the filing of the application.

22 (b) Effect of Letter of No Objection. In the case of an application that is supported by a
23 letter of no objection under Subparagraph (a)(iii) of this Paragraph (4), the applicant shall
24 acknowledge in writing, by means of a form provided by the Department or in a form acceptable to
25 the City Attorney, that:

26 (i) The processing of the application is done as an accommodation only;

27 (ii) The application, the results thereof, and any entitlements related thereto are
28 dependent upon the applicant's obtaining an enforceable contractual interest in the property; and

1 (iii) The applicant assumes the risk of proceeding without any assurance that
2 approval of the application will lead to an ability to implement the approval.

3 SECTION 11: Title 19, Chapter 18, Section 40, Subsection (D), Paragraph (6), of the
4 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
5 follows:

6 (6) Contiguous Land. Except with respect to rezoning applications initiated by the Department,
7 the Planning Commission or the City Council, all of the land in the application shall be contiguous
8 with at least one common point.

9 SECTION 12: Title 19, Chapter 18, Section 40, Subsection (H), Paragraph (2), of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
11 follows:

12 (2) Notice.

13 (a) Notice Provided. Notice of the time, place and purpose of the hearing must be given
14 at least ten days before the hearing by:

15 (i) Publishing the notice in a newspaper of general circulation within the City;

16 (ii) Mailing a copy of the notice to:

17 A. The applicant;

18 B. Each owner of real property located within a minimum of one thousand
19 feet of the property described in the application;

20 C. Each tenant of any mobile home park that is located within one thousand
21 feet of the property described in the application;

22 D. The owner of each of the thirty separately-owned parcels nearest to the
23 property described in the application to the extent this notice does not duplicate the notice otherwise
24 required by this Paragraph (2);

25 E. Any advisory board which has been established for the affected area by
26 the City Council; and

27 F. The president or head of any registered local neighborhood organization
28 whose organization boundaries are located within a minimum of one mile of the property described

1 in the application.

2 (b) Names Provided. The Department [of Planning and Development] shall provide, at
3 the request of the applicant, the [name, address and phone number] name and address of any person
4 notified pursuant to Subparagraph (F) above.

5 (c) Additional Notice. The Department may give additional notice of the hearing by
6 expanding the area of notification or using other means of notification or both. The Department shall
7 endeavor to provide any additional notice at least ten days before the date of the hearing.

8 (d) Signs. Notification signs shall be posted in conformance with Section 19.18.010 (D).

9 SECTION 13: Title 19, Chapter 18, Section 50, Subsection (B), Paragraph (4), of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as
11 follows:

12 (4) Certain Conversions. The [conversions] conversion of any development from multi-family
13 or apartment development to condominium status[, or the conversion of any condominium
14 development to a rental-only multi-family or apartment development,] shall require a Site
15 Development Plan Review.

16 SECTION 14: Title 19, Chapter 18, Section 50, Subsection (C), of the Municipal Code
17 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 [(C) Authority. The Director shall have the authority to determine whether a Site Development
19 Plan will be subject to a major review or a minor review and to approve or deny any Site Development
20 Plan which requires a minor review. However, final approval authority shall rest with:

21 (1) The Planning Commission, if the Commission specifically has reserved the
22 right, through prior action, to review and maintain approval authority of any Site Development Plan;
23 or

24 (2) The City Council, if the Council specifically has reserved the right, through
25 prior action, to review and maintain approval authority of any Site Development Plan, or if a member
26 of the City Council requests a review pursuant to this Section.

27 In approving a Site Development Plan, the Director, or if applicable, the Planning Commission or City
28 Council, may impose conditions deemed necessary to ensure the orderly development of the site.]

1 (C) Authority.

2 (1) The Director shall have the authority to:

3 (a) Determine whether an activity or improvement is exempt under Paragraph (2)
4 of Subsection (B) of this Section;

5 (b) Determine whether a Site Development Plan will be subject to a major review
6 or a minor review under this Section; and

7 (c) Approve or deny any Site Development Plan which requires a minor review;
8 provided, however, that final approval authority shall rest with:

9 (i) The Planning Commission, if the Commission specifically has reserved
10 the right, through prior action, to review and maintain approval authority of any Site Development
11 Plan; or

12 (ii) The City Council, if the Council specifically has reserved the right,
13 through prior action, to review and maintain approval authority of any Site Development Plan, or if
14 a member of the City Council requests a review pursuant to this Section.

15 (2) In approving a Site Development Plan, the Director, or if applicable, the Planning
16 Commission or City Council, may impose conditions deemed necessary to ensure the orderly
17 development of the site.

18 SECTION 15: Title 19, Chapter 18, Section 50, Subsection (D), of the Municipal Code
19 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 (D) Design Standards. All required Site Development Plans shall meet or exceed the minimum
21 standards established in this Title. In addition, the [City's policy document entitled "Landscape, Wall
22 and Buffer Standards" is] City may adopt policy documents as a resource for acceptable standards and
23 design solutions. To the extent that such [document establishes] documents establish minimum
24 requirements and standards and [is] are formally adopted by the City Council, Site Development Plans
25 must comply with [that document.] those documents.

26 SECTION 16: Title 19, Chapter 18, Section 50, Subsection (F), of the Municipal Code
27 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 (F) Minor Review of Site Development Plans.

1 (1) Minor Review Decisions. Site Development Plans requiring Minor Reviews may be
2 approved administratively by the Director. Minor Reviews include without limitation:

3 (a) Alterations which affect the external dimensions of an existing building or
4 structure that complies with all applicable requirements of this Title and with any previous conditions
5 or discretionary approval.

6 (b) New commercial or industrial construction of five thousand square feet or less
7 that complies with all applicable requirements of this Title.

8 (c) New residential construction consisting of no more than four dwelling units that
9 complies with all applicable requirements of this Title and is not part of a sequential application for
10 additional units.

11 (2) Minor Review Process. A minor Development Review is initiated by the submission
12 of a Site Development Plan Review application or an application for a Building Permit. If submitted
13 as part of a Building Permit application, issuance of the Building Permit shall constitute approval of
14 the Minor Review and no further action is required.

15 (3) Review By City Council. The administrative approval of a Site Development Plan
16 pursuant to this Subsection (F) shall be final action unless, within ten days following the approval, a
17 member of the City Council files with the Director a written request for the Council to review the
18 approval. In the event such a request is filed, the [Council shall have final authority to approve, deny
19 or modify the Site Development Plan.] Site Development Plan shall be subject to the Major
20 Development Review Process set forth in Subsection (G) of this Section.

21 SECTION 17: Title 19, Chapter 18, Section 50, Subsection (G), Paragraph (2),
22 Subparagraph (a), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
23 amended to read as follows:

24 [(a) Application. An application for a Major Development Review shall be filed in the Department
25 of Planning and Development. The application shall be signed and notarized by the owner of the
26 property where the development is to occur or by the owner's authorized agent. A Site Development
27 Plan requiring a Major Review may not be approved as part of a Building Permit Application.]

28 (a) Application. A pre-application conference pursuant to LVMC 19.18.010(B)(3) is required

1 prior to submitting an application for a Major Development Review. A Site Development Plan
2 requiring a Major Review may not be approved as part of a Building Permit Application. An
3 application for a Major Development Review shall be filed with the Department. The application
4 shall be signed and notarized:

5 (i) By the owner of the property, where the development is to be undertaken by the owner
6 or the owner's authorized agent; or

7 (ii) By a prospective purchaser of the property, where the property is owned by the State
8 of Nevada or the United States of America and the prospective purchaser has:

9 A. Entered into a contract with the governmental entity to obtain ownership of the
10 property;

11 B. Provided to the Department a letter from the governmental entity indicating that
12 it consents to the filing of the application and agrees to be bound by the application; or

13 C. Provided to the Department a letter from the governmental entity indicating that
14 it has no objection to the filing of the application.

15 ➡ In the case of an application that is supported by a letter of no objection under Subparagraph
16 (a)(ii)(C) of this Paragraph (2), the applicant shall acknowledge in writing, by means of a form
17 provided by the Department or in a form acceptable to the City Attorney, that the processing of the
18 application is done as an accommodation only; that the application, the results thereof, and any
19 entitlements related thereto are dependent upon the applicant's obtaining an enforceable contractual
20 interest in the property; and that the applicant assumes the risk of proceeding without any assurance
21 that approval of the application will lead to an ability to implement the approval.

22 SECTION 18: Title 19, Chapter 18, Section 50, Subsection (G), Paragraph (2),
23 Subparagraph (f), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
24 amended to read as follows:

25 (f) Appeal of Planning Commission Action. If the applicant is aggrieved by the Planning
26 Commission's denial of an application, or by any condition imposed upon an approval, the applicant
27 may appeal the decision to the City Council by written request. [The appeal must be filed in the Office
28 of the City Clerk within ten days after the Planning Commission's action.] In the case of an approval,

1 an appeal may be filed by any property owner within the area of notification for the Planning
2 Commission hearing, as well as by anyone who appeared, either in person, through an authorized
3 representative or in writing, before the Planning Commission regarding the application. Any appeal
4 must be filed in the office of the City Clerk within ten days after the Planning Commission's action.
5 Pursuant to LVMC 19.18.010(C), the City Council may establish one or more fees to be paid in
6 connection with the filing of an appeal under this Subparagraph (f), and the amount of any fee so
7 established shall be as set forth in the Fee Schedule.

8 SECTION 19: Title 19, Chapter 18, Section 50, Subsection (H), Subsection (1), of the
9 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

10 (1) Minor Amendment. Minor relocation or reorientation of buildings, lot lines and/or easements,
11 relocation of internal access and circulation; relocation or rearrangement of parking areas, reduction
12 of established square footage and/or density limitations, [by ten percent or less,] and increase of
13 landscape or building setbacks are considered minor amendments and may be approved
14 administratively. However, the Director has no authority to approve any:

15 (a) Alteration in the basic relationship of the proposed development to adjacent
16 property;

17 (b) [Material change in the uses or types of uses permitted;] Change necessitating
18 a waiver or variance of development standards set forth in this Title;

19 (c) [Material increase] Increase in the maximum density, floor area, or height[;]
20 by more than ten percent;

21 (d) Material decrease in the amount of off-street parking, unless the amount of
22 parking remains sufficient and conforms to the requirements of this Title;

23 (e) Reduction in the minimum yards or setbacks by more than ten percent; [or]

24 (f) Material change in the characteristics of the elevational drawings [or Site
25 Development Plan as approved.] so as to alter the basic design quality and character of the proposed
26 development; or

27 (g) Other material change that is not necessitated by minimum requirements
28 adopted under the authority of Title 16, LVMC Chapter 20.10, or the Uniform Standard Drawings.

1 as adopted by the City.

2 (2) Major Amendment. Any amendment which does not qualify as a Minor Amendment
3 shall be deemed to be considered a Major Amendment and shall be processed in the same manner as
4 a new Site Development Plan application.

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

7 (J) Expiration. A Site Development Plan which is not exercised within the approval period shall
8 be void, unless an extension of time is granted upon a showing of good cause. An extension of time
9 may be granted only if application therefor is made prior to the expiration of the approval period. For
10 purposes of this Subsection (J):

11 (1) The "approval period" for a Site Development Plan is the time period specified in the
12 approval, if one is specified, and is two years, otherwise.

13 (2) A Site Development Plan is exercised upon the issuance of a building permit for the
14 principal structure on the site[.] or, in the case of a residential subdivision, upon the recordation of a
15 final subdivision map.

16 SECTION 21: Title 19, Chapter 18, Section 60, Subsection (B), of the Municipal Code
17 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 (B) Authority. Except as otherwise provided in this Subsection (B), [The City Council, upon
19 recommendation by] the Planning Commission[.] shall have the authority to approve, approve with
20 conditions, or deny an application for a Special Use Permit[.], and the decision of the Planning
21 Commission is final. If the decision of the Planning Commission is appealed or forwarded to the City
22 Council in accordance with this Section 19.18.060, the City Council may affirm, modify or reverse
23 the decision of the Planning Commission. The decision of the City Council is final for purposes of
24 judicial review.

25 SECTION 22: Title 19, Chapter 18, Section 60, Subsection (G), of the Municipal Code
26 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 (G) Planning Commission Public Hearing and Action.

28 (1) Hearing. The Planning Commission shall hold a public hearing on each application

1 for a Special Use Permit within sixty-five days after the application is properly filed.

2 (2) Notice.

3 (a) Notice Provided. Notice of the time, place and purpose of the hearing must be
4 given at least ten days before the hearing by:

5 (i) Publishing the notice in a newspaper of general circulation within the
6 City;

7 (ii) Mailing a copy of the notice to:

8 A. The applicant;

9 B. Each owner of real property located within a minimum of one
10 thousand feet of the property described in the application, or in the case of an application to authorize
11 the sale of alcoholic beverages, a minimum of one thousand five hundred feet;

12 C. Each tenant of any mobile home park that is located within one
13 thousand feet of the property described in the application, or in the case of an application to authorize
14 the sale of alcoholic beverages, a minimum of one thousand five hundred feet;

15 D. The owner of each of the thirty separately-owned parcels nearest
16 to the property described in the application to the extent this notice does not duplicate the notice
17 otherwise required by this Paragraph (2);

18 E. Any advisory board which has been established for the affected
19 area by the City Council; and

20 F. The president or head of any registered local neighborhood
21 organization whose organization boundaries are located within a minimum of one mile of the property
22 described in the application.

23 (b) Names Provided. The Department [of Planning and Development] shall
24 provide, at the request of the applicant, the [name, address and phone number] name and address of
25 any person notified pursuant to Subparagraph (F) above.

26 (c) Additional Notice. The Department may give additional notice of the hearing
27 by expanding the area of notification or using other means of notification or both. The Department
28 shall endeavor to provide any additional notice at least ten days before the date of the hearing.

1 (d) Signs. Notification signs shall be posted in conformance with 19.18.010(D)
2 and NRS Chapter 278.

3 (3) Hearing. The Planning Commission shall conduct a public hearing on the application.
4 In its discretion and for good cause, the Planning Commission may hold the application in abeyance
5 for further study. However, subject to the provisions of State law, the Commission may not grant to
6 an applicant more than two continuances on the same matter, unless the Commission determines, upon
7 good cause shown, that the granting of additional continuances is warranted. Following the hearing
8 or hearings, the Planning Commission shall [make its recommendation to] approve, approve with
9 conditions, or deny the application for a Special Use Permit. The [recommendation] decision shall
10 be based upon the recommendation of City departments and other evidence that makes the grant or
11 denial of the Special Use Permit appropriate[.] under Subsection (L) of this Section.

12 (4) Conditions of Approval. [Recommendation.] In [recommending] connection with the
13 approval of a Special Use Permit, the Planning Commission may impose any conditions, restrictions
14 or limitations as the Commission may determine to be necessary to meet to the general purpose and
15 intent of this Title and to ensure that the public health, safety and welfare are being maintained.

16 (5) Notice of Planning Commission Decision. [Written notice of the Planning
17 Commission's decision shall be provided to the applicant, agent, or both.] The Planning Commission
18 shall provide written notice of its decision, which shall include the reasons for the decision, and if the
19 decision is to approve the Special Use Permit, any modifications, conditions or limitations that the
20 Planning Commission may impose. The notice shall be provided to the owner, developer or agent.
21 A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed
22 to be the date notice of the decision is filed with the City Clerk.

23 SECTION 23: Title 19, Chapter 18, Section 60, Subsection (J), of the Municipal Code
24 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 (J) Appeals and City Council Review.

26 [(1) Appeal of Denial. A decision by the Planning Commission to deny a Special Use
27 Permit application becomes final and effective at the expiration of ten days after the date of the
28 decision unless, within that period, the applicant appeals the decision by written request filed with the

1 City Clerk. The City Council may establish a fee for the filing of an appeal, and the amount of any
2 fee so established shall be as set forth in the Fee Schedule.

3 (2) Final Action by City Council Concerning Approval. A decision by the Planning
4 Commission to approve a Special Use Permit application constitutes a recommendation to the City
5 Council. The City Council shall make the final decision concerning the application.]

6 (1) Appeals and Requests for Review. Except as otherwise provided in Paragraph (2)
7 below, a decision by the Planning Commission becomes final and effective at the expiration of ten
8 days after the date of the decision unless, within that period, a written appeal or written request to
9 review is filed in the office of the City Clerk. An appeal may be filed by the applicant and, with
10 respect to an approval, by any property owner within the area of notification for the Planning
11 Commission hearing, as well as by anyone who appeared, either in person, through an authorized
12 representative or in writing, before the Planning Commission regarding the application. Pursuant to
13 LVMC 19.18.010(C), the City Council may establish one or more fees to be paid in connection with
14 the filing of an appeal under this Subparagraph (f), and the amount of any fee so established shall be
15 as set forth in the Fee Schedule. A request to review may be filed by a member of the City Council.

16 (2) Applications Automatically Forwarded to City Council. Special Use Permit
17 applications of the following types, whether approved or denied by the Planning Commission, shall
18 be forwarded automatically to the City Council for final decision:

19 (a) A Special Use Permit application that is required to be heard by the City
20 Council by virtue of prior Council action;

21 (b) A Special Use Permit application that is related to and was filed in connection
22 with an application for any of the following:

23 (i) A General Plan Amendment;

24 (ii) A Rezoning; or

25 (iii) A Site Development Plan Review that, pursuant to Section
26 19.18.050(G), requires final action by the City Council.

27 SECTION 24: Title 19, Chapter 18, Section 60, Subsection (K), of the Municipal Code
28 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 (K) City Council Public Hearing.

2 (1) Notice and Hearing. The City Council shall conduct a public hearing on all Special
3 Use Permit applications which are appealed or are forwarded to the Council for final action. The City
4 Clerk is authorized to consolidate all appeals or requests for review that have been filed regarding a
5 particular application, or to schedule them in sequence or otherwise, in which case the City Council
6 may hear the items separately or consolidate them for purposes of hearing, as the Council deems
7 appropriate. The City Clerk shall mail written notice of the Council hearing, at least ten days before
8 the hearing, to the property owners who were notified by mail of the Planning Commission hearing,
9 or to the current owners of record in the case of properties whose ownership has changed in the
10 interim.

11 (2) City Council Decision. [The City Council may approve, approve with conditions, or
12 deny a Special Use Permit application. In so doing,] In considering whether to affirm, modify or
13 reverse the decision of the Planning Commission, the City Council shall consider the
14 [recommendation] decision of the Planning Commission and the evidence presented at the public
15 hearing, and shall be guided by the statement of purpose underlying the regulation of the improvement
16 of land expressed in NRS 278.020. Action by the City Council is final for purposes of judicial review.
17 In the case of an appeal, the City Council:

18 (a) May not grant to an aggrieved person more than two continuances on the same
19 matter, unless the Council determines, upon good cause shown, that the granting of additional
20 continuances is warranted; and

21 (b) Must render its decision within forty-five days, unless otherwise agreed to by
22 the person filing the appeal.

23 (3) Notice of City Council Decision. The City Council shall provide written notice of its
24 decision, which shall include the reasons for the decision, and if the decision is to approve the Special
25 Use Permit, any modifications, conditions or limitations that the City Council may impose. The notice
26 shall be provided to the owner, developer or agent. A copy of the notice shall also be filed with the
27 City Clerk, and the date of the notice shall be deemed to be the date notice of the decision is filed with
28 the City Clerk.

SECTION 25: Title 19, Chapter 18, Section 60, Subsection (M), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(M) Amendments to an Approved Special Use Permit. [A Special Use Permit is limited to the uses and structures which are shown on the approved site development plan and are consistent with any conditions of approval.] Any request to amend or modify an approved Special Use Permit shall be submitted to the Department, [of Planning and Development.] Upon receipt of such a request, the Director shall determine if the request constitutes a minor amendment or a major amendment. Minor amendments may be approved administratively. A major amendment requires approval by the Planning Commission or City Council, [after a recommendation by the Planning Commission.] whichever body took final action to approve the Special Use Permit. Minor and major amendments are categorized as follows:

[(1) Minor Amendments. A minor amendment includes a:

- (a) Relocation or reorientation of buildings which does not alter the basic relationship to adjacent property;
- (b) Minor adjustment in lot lines and/or easements;
- (c) Minor rearrangement of internal access and circulation;
- (d) Relocation or rearrangement of parking areas;
- (e) Change in the approved square footage or density that does not represent an increase of more than ten percent; and
- (f) Change in landscaping or building setbacks that does not represent a significant decrease.]

(1) Minor Amendment. An amendment qualifies as a minor amendment if it meets either of the following criteria and does not require the waiver of any minimum Special Use Permit requirement or the increase or expansion of such a waiver that was allowed previously:

- (a) A reduction or expansion of the use allowed by the Special Use Permit that represents less than fifty percent of the square footage of the original approval.
- (b) A relocation of the use on the same legal parcel as the original approval where any reduction or expansion of the use qualifies under Subparagraph (a) above.

1 (2) Major Amendment. A major amendment includes any change which does not qualify
2 as a minor amendment.

3 SECTION 26: Title 19, Chapter 18, Section 60, Subsection (O), of the Municipal Code
4 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 (O) Revocation.

6 (1) Notice. [The City Council may hold a hearing to revoke or modify a Special Use
7 Permit. At least ten days prior to any hearing, written notice of the hearing shall be delivered to the
8 owner, developer, or both.] A Special Use Permit may be revoked or modified by the Planning
9 Commission or the City Council, whichever body took final action to approve the Special Use Permit.
10 Such action must be preceded by a hearing, written notice of which must be delivered to the owner,
11 developer, or both, at least ten days before the hearing. Notice may be delivered in person or by
12 certified mail, return receipt requested, mailed to the address shown in the records of the Clark County
13 Assessor.

14 (2) Findings. A Special Use Permit may be revoked or modified for cause, including a
15 finding of one or more of the following:

- 16 (a) That the Special Use Permit was obtained by misrepresentation or fraud;
17 (b) That conditions have changed and the use or development is no longer
18 compatible with surrounding land uses or the General Plan;
19 (c) That the use or development is not in compliance with one or more of the
20 conditions of approval; and
21 (d) That the use permitted by the Special Use Permit is in violation of any statute,
22 ordinance, law or regulation.

23 (3) Notice of Decision. Written notice of [the] a decision regarding the revocation or
24 modification of a Special Use Permit shall be provided to the owner, developer or agent.

25 (4) Appeal. In the case of a decision by the Planning Commission to revoke or modify a
26 Special Use Permit that was approved as final action by the Commission, the appeal provisions of
27 Subsections (J) and (K) of this Section shall apply.

28 SECTION 27: Title 19, Chapter 18, Section 60, Subsection (P), of the Municipal Code

of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(P) Termination.

(1) Expiration for Failure to Exercise.

(a) A Special Use Permit which cannot be exercised except upon construction of a new building, and which is not exercised within the approval period shall be void, unless the [City Council grants] applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. An extension of time may be granted only if application therefor is made prior to the expiration of the approval period. For purposes of this Subparagraph (a):

(i) The "approval period" for a Special Use Permit is the time period specified in the approval, if one is specified, and is two years, otherwise.

(ii) A Special Use Permit is exercised upon the issuance of a building permit for the new construction.

(b) A Special Use Permit which does not require the construction of a new building in order to be exercised, and which is not exercised within the approval period shall be void, unless the [City Council grants] applicant obtains an extension of time upon a showing of good cause. Application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. An extension of time may be granted only if application therefor is made prior to the expiration of the approval period. For purposes of this Subparagraph (b):

(i) The "approval period" for a Special Use Permit is the time period specified in the approval, if one is specified, and is [one year,] two years, otherwise.

(ii) A Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or otherwise, upon the issuance of a [certificate of occupancy] no-work certificate of occupancy (where no structural work is required) or the approval of a final inspection[.] for tenant improvements.

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

1 (a) The Special Use Permit was issued for alcoholic beverage use and such use
2 ceases for one hundred and eighty days or more, or twenty-four months or more if the building in
3 which the use was being conducted has been damaged or partially destroyed by fire, flood, wind,
4 another calamity or an act of God; or

5 (b) The Special Use Permit was issued for a use other than alcoholic beverage use
6 and such use ceases for twelve months or more, or twenty-four months or more if the building in
7 which the use was being conducted has been damaged or partially destroyed by fire, flood, wind,
8 another calamity or an act of God.

9 SECTION 28: Title 19, Chapter 18, Section 70, Subsection (J), of the Municipal Code
10 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 (J) Appeals.

12 (1) Denials Generally. Except as otherwise provided in Paragraph (3), a decision by the
13 Planning Commission to deny a Variance application becomes final and effective at the expiration of
14 ten days after the date of the decision unless, within that period, the applicant appeals the decision by
15 written request filed with the City Clerk. [The] Pursuant to LVMC 19.18.010(C), the City Council
16 may establish a fee [for] to be paid in connection with the filing of an appeal, and the amount of any
17 fee so established shall be as set forth in the Fee Schedule.

18 (2) Approvals Generally. Except as otherwise provided in Paragraph (3), a decision by the
19 Planning Commission to approve a Variance application becomes final and effective at the expiration
20 of ten days after the date of the decision unless, within that period, a member of the City Council
21 requests that the item be [forwarded to] reviewed by the Council, or an aggrieved person appeals the
22 decision by written request filed with the City Clerk. [The] For purposes of this Paragraph (2), an
23 “aggrieved person” means any property owner within the area of notification for the Planning
24 Commission hearing, as well as anyone who appeared, either in person, through an authorized
25 representative or in writing, before the Planning Commission regarding the application. Pursuant to
26 LVMC 19.18.010(C), the City Council may establish a fee [for] to be paid in connection with the
27 filing of an appeal, and the amount of any fee so established shall be as set forth in the Fee Schedule.

28 [(3) Automatic Review by City Council. In each of the following cases, the decision by the

1 Planning Commission on a Variance application constitutes a recommendation to the City Council,
2 and the City Council shall make the final decision concerning the application:

3 (a) A Variance application that has been approved by the Planning Commission
4 regarding a reduction in required parking or regarding an existing structure; or

5 (b) A Variance application, whether approved or denied by the Planning
6 Commission, that is related to and was filed in connection with an application for a General Plan
7 Amendment, an application for rezoning, or an application for Site Development Plan Review that
8 requires final action by the City Council.]

9 (3) Automatic Review by City Council. With respect to any Variance application related
10 to and filed in connection with an application for a General Plan Amendment; an application for
11 rezoning; or an application for a Special Use Permit or Site Development Plan Review that requires
12 final action by the City Council, the decision by the Planning Commission, whether an approval or
13 denial, constitutes a recommendation to the City Council, which shall make the final decision
14 concerning that Variance application.

15 SECTION 29: Title 19, Chapter 18, Section 70, Subsection (O), of the Municipal Code
16 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 (O) Termination.

18 (1) Expiration for Failure to Exercise.

19 (a) A Variance which will require the construction of a new building and which
20 is not exercised within [two years after approval] the approval period shall be void, unless the
21 applicant obtains an extension of time upon a showing of good cause. Application for an extension
22 shall be made to the Planning Commission or City Council, whichever body took final action to
23 approve the Variance. An extension of time may be granted only if application therefor is made prior
24 to the expiration of the [two-year] approval period. For purposes of this Subparagraph (a):

25 (i) The “approval period” for a Variance is the time period specified in the
26 approval, if one is specified, and is two years, otherwise.

27 (ii) [, a] A Variance is exercised upon the issuance of a building permit for
28 the new construction.

1 (b) A Variance which will not require the construction of a new building and which
2 is not exercised within [one year after approval] the approval period shall be void, unless the applicant
3 obtains an extension of time upon a showing of good cause. Application for an extension shall be
4 made to the Planning Commission or City Council, whichever body took final action to approve the
5 Variance. An extension of time may be granted only if application therefor is made prior to the
6 expiration of the [one-year] approval period. For purposes of this Subparagraph (b), a Variance is
7 exercised upon the approval of a business license to conduct the activity, if one is required, or
8 otherwise, upon the issuance of a [certificate of occupancy] no-work certificate of occupancy (where
9 no structural work is required) or the approval of a final inspection[.] for tenant improvements.

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

13 SECTION 30: Title 19, Chapter 18, Section 80, Subsection (A), of the Municipal Code
14 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 (A) Purpose. The purpose of this Section is to establish a procedure (entitled an Administrative
16 Deviation) to allow for minor adjustments of specific requirements of [the Title 19] this Title where,
17 because of special and unique conditions applicable to a specific lot or structure, the literal
18 enforcement of the requirements as applied to the lot or structure would result in an unnecessary
19 hardship. The Administrative Deviation procedure is available as an alternative to the Variance
20 procedure, to be pursued at the option of the applicant. If an application for Administrative Deviation
21 is denied, the Variance procedure must be followed in order for the applicant to obtain the relief
22 sought.

23 SECTION 31: Title 19, Chapter 18, Section 80, Subsection (B), of the Municipal Code
24 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 (B) Authority. The Director [of the Department of Planning and Development]
26 shall have the authority to grant an Administrative Deviation, in accordance with the provisions of this
27 Section, to allow a [minor deviation on residential lots] deviation of up to ten percent regarding the
28 following:

- (1) Front, rear and side yard building setbacks; [(for developed single-family lots only);]
- (2) [Block wall heights; and] Wall heights;
- (3) Accessory structure setbacks and heights[.];
- (4) Planting areas and materials; and
- (5) Loading and stacking spaces.

SECTION 32: Title 19, Chapter 18, Section 80, Subsection (C), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(C) Eligibility to Apply.

(1) No application for an Administrative Deviation regarding a building setback may be submitted unless:

(a) In the case of a required side or rear setback of ten feet or less, the requested deviation will not exceed ten percent of the required setback, and construction within the reduced setback will not extend more than fifteen feet parallel to the property line from which the setback is measured;

(b) In the case of required side or rear yard setback of greater than ten feet or a required front yard setback of greater than ten feet (exclusive of front-loading garages), the requested deviation will not exceed ten percent of the required setback, and construction within the reduced setback will not extend more than fifteen feet parallel to the property line from which the setback is measured; and

(c) The requested deviation is for a structure that will not exceed the greater of one story or fifteen feet in height[; and

(d) The applicant submits signatures representing ownership of all abutting properties indicating no objection to the requested deviation.]

(2) No application for an Administrative Deviation may be submitted regarding the height of an accessory structure unless[:

(a) The] the requested height does not exceed one and two-tenths times the height of the main dwelling and does not exceed the allowable building height for the zoning district in which the property is located[; and

1 (b) The applicant submits signatures representing the ownership of all abutting
2 properties indicating no objection to the requested deviation, or the ownership of all properties within
3 one hundred feet of the subject property, whichever would require the most signatures.

4 (3) For purposes of this Subsection (C), the term “abutting” means sharing any property
5 line with the parcel for which the deviation is sought, or which would share a property line but for an
6 intervening right-of-way. In the case of deviations for setbacks or block walls, the Director shall have
7 the authority to waive the signature requirement regarding properties which are deemed not to be
8 adversely affected.]

9 SECTION 33: Title 19, Chapter 18, of the Municipal Code of the City of Las Vegas,
10 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 150,
11 reading as follows:

12 **19.18.150: Required Reviews**

13 (A) Purpose. The Planning Commission and City Council are authorized by the provisions of this
14 Title to impose conditions in connection with their approval of applications under this Title. From
15 time to time, such conditions of approval include a condition requiring that the application so
16 approved (the “approved item”) be brought back for review, either an administrative review or a
17 review by the approving body. The purpose of the Required Review process described in this Section
18 is to provide the mechanism by which approved items may be reviewed for compliance with the
19 provisions of this Title and with conditions that were imposed in connection with the approval.

20 (B) Application. An application for a Required Review shall be filed with the Department on a
21 form to be provided by the Department. The application shall be signed and acknowledged by the
22 owner of record of the property for which the Required Review is sought, and shall be notarized as
23 to the owner’s signature. In the absence of a voluntary application, the Department may process the
24 Required Review on its own initiative.

25 (C) Types of Required Review. Where the type of review required by a condition of approval was
26 an administrative review, the Required Review shall be performed by the Director. Where the type
27 of review required by a condition of approval was not an administrative review, the provisions of
28 Subsections (D) through (F) of this Section shall apply.

1 (D) Hearing. An application or agenda item for a Required Review shall be heard by the Planning
2 Commission or City Council, depending on which body took final action to approve the items subject
3 to a Required Review. Notice of the time, place and purpose of the hearing must be given at least ten
4 days before the hearing by:

5 (1) Publishing the notice in a newspaper of general circulation within the City; and

6 (2) Mailing a copy of the notice to;

7 (a) The applicant, if any, or otherwise to the property owner, operator of the use,
8 or other representative;

9 (b) Each owner of real property located within a minimum of one thousand feet of
10 the property described in the application;

11 (c) The president or head of any registered local neighborhood organization whose
12 organization boundaries are located within the minimum of one mile of the property described in the
13 application; and

14 (d) The owner of each of the thirty separately-owned parcels nearest to the property
15 described in the application to the extent that this notice does not duplicate the notice otherwise
16 required by this Paragraph (2).

17 (E) Decision. The Planning Commission or City Council, as the case may be, may take such
18 action as it deems appropriate regarding the application, including without limitation:

19 (1) Allowing the previous approval to continue subject to further review;

20 (2) Allowing the previous approval to continue without further review;

21 (3) Allowing the previous approval to continue subject to a different scope, or subject to
22 conditions other than any previously imposed; or

23 (4) Revoking or otherwise terminating the previous approval, but only if notice of the
24 potential to take such action is provided at least fourteen days in advance of the hearing to:

25 (a) The applicant (if any) or to the applicant's agent; or

26 (b) Otherwise, to the property owner or operator of the use (or an agent).

27 (F) Notice of Decision. Written notice of the decision by the Planning Commission or City
28 Council, as the case may be, including the reasons therefor, shall be provided to the applicant, if any,

1 or the applicant's agent, or otherwise to the property owner, the operator of the use, or an agent thereof.
2 A copy of the notice shall also be filed with the City Clerk, and the date of the notice shall be deemed
3 to be the date notice of the decision is filed with the City Clerk.

4 SECTION 34: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the definition of the term
6 "Department" to read as follows:

7 "Department" means the [Department of Planning and Development of the City of Las Vegas.] City's
8 Planning and Development Department.

9 SECTION 35: For purposes of Section 2.100(3) of the City Charter, LVMC 19.00.070,
10 19.06.050, 19.18.010, 19.18.030, 19.18.040, 19.18.050, 19.18.060, 19.18.070, 19.18.080 and
11 19.20.020 are deemed to be subchapters rather than sections.

12 SECTION 36: If any section, subsection, subdivision, paragraph, sentence, clause or
13 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
14 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
15 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
16 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
17 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
18 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
19 invalid or ineffective.

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SECTION 37: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2010.

APPROVED:

By OSCAR B. GOODMAN, Mayor ,

ATTEST:

BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 4-21-10
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2010, 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 _____, 2010, 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: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BEVERLY K. BRIDGES, MMC
City Clerk

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