

1 **BILL NO. 2022-14**

2 **ORDINANCE NO. 6813**

3 AN ORDINANCE TO AMEND LVMC TITLE 19 (UNIFIED DEVELOPMENT CODE) BY AMENDING
4 APPENDIX F THEREOF (INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS) TO
5 ADJUST THE REQUIREMENTS AND PROCEDURES FOR THE PLACEMENT OF UTILITY BOXES
AND APPURTENANCES WITHIN AREA 1, AS THAT AREA IS IDENTIFIED IN APPENDIX F, AND
TO PROVIDE FOR OTHER RELATED MATTERS.

6 Proposed by: Seth T. Floyd, Director of
7 Community Development

Summary: Amends LVMC Title 19 (Unified
Development Code) by amending Appendix F
thereof (Interim Downtown Las Vegas
Development Standards) to adjust the
requirements and procedures for the placement of
utility boxes and appurtenances within Area 1, as
that area is identified in Appendix F.

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

12 SECTION 1: Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983
13 Edition, commonly known as the Unified Development Code, is hereby amended by amending Appendix F
14 thereof, which contains and is titled Interim Downtown Las Vegas Development Standards, as is set forth in
15 Sections 2 and 3 of this Ordinance. Deleted matter is shown in brackets and new matter by underlining.

16 SECTION 2: Section C.1.a.v of Appendix F, pertaining to Area 1 Utilities, is amended to
17 read as follows:

18 **v. Utilities** [Utility vaults shall be located underground for all new developments. Ideally, these will be
19 incorporated within the building footprint. In no case shall they be located along the street frontage of the
20 project. All power lines shall be located underground from the nearest street access to the project site.] For
21 all development determined to be in need of new utilities, utility boxes shall be incorporated within the
22 building footprint unless otherwise determined by the Director of Public Works, the Director of Planning, or
23 both. If permitted within the right-of-way, above ground utilities shall be located within the alley, wherever
24 possible. If an alley location is not possible, the above ground utility shall be located within the street amenity
25 zone or as determined by the Director of Public Works. No utility or utility appurtenance may be placed in
26 such a manner that:

- 1 a. Blocks or inhibits pedestrian flow or access to a building door or entrance, ramp, or
2 accessway;
3 b. Prevents or otherwise obstructs a handicapped or disabled pedestrian from passing or
4 traversing; or
5 c. Otherwise causes a safety hazard.

6 SECTION 3: Section C.1.i of Appendix F, which contains a Table 11 identified as
7 “DTLV-O Area 1 Requirement Threshold Matrix,” is amended so that Table 11 reads as set forth in Exhibit
8 A, which is attached to and incorporated by this Ordinance.

9 SECTION 4: The Department of Planning is authorized and directed to incorporate into
10 the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

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

18 ...

19 ...

20 ...

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23 ...

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26 ...

PASSED, ADOPTED and APPROVED this 18th day of May, 2022.

By C. Goodman
CAROLYN G. GOODMAN, Mayor

Stacy L Campbell 5/23/22
 LUANN D. HOLMES, MMC
 City Clerk

Val Steed 4-18-22
Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 4th day of May, 2022, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 18th day of May, 2022, which
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance
5 was read by title to the City Council and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Fiore, Crear,
7 Knudsen, Seaman and Diaz

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11
12
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17  5/23/22
18 LUANN D. HOLMES, MMC City Clerk

EXHIBIT A

Table 11 – DTLV-O Area 1 Requirement Threshold Matrix

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/Utilities	Parking Requirements
Change of use/Interior Remodel/Façade rehab	• Modification to the type of business activity • Façade improvement • Interior remodel (no Net Floor Area expansion to existing structure) • Fire/Life Safety or ADA accessibility upgrades • Signage	• Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit (if required) • DDRC approval -- signage	• Streetscape – No • Lot Landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities of Fire/Life Safety Improvements • Utilities [underground – No] <u>Refer to Interim Downtown Las Vegas Development Standards for utility requirements</u>	• No additional parking required; upgrade handicap spaces to federal standards only
Building Expansion (TI): Category I	• Modification to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure	• Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit (if required) • Flood Control Review – finish floor elevation	• Streetscape – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future streetscape improvements • Lot Landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities of fire/life safety improvements • Utilities [underground – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future improvements] <u>Refer to Interim Downtown Las Vegas Development Standards for utility requirements</u>	• No additional parking required; upgrade handicap spaces to federal standards only

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/Utilities	Parking Requirements
Building Expansion (TI): Category II	• Modification to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) -- Covenant Running with Land agreement required to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – [Underground utilities required] <u>Utilities shall be incorporated within the building footprint unless otherwise determined by the Director of Public Works or the Director of Planning, or both</u> • Partial block frontage (50% or less) – <u>Utilities not incorporated within the building footprint due to existing conditions will require a Covenant Running with Land agreement [required] to obtain property owner's consent for future improvements</u>	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements
New Development	• Modification to the type • Development of new principal structure on-site	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) – any streetscape not implemented due to existing conditions will require a Covenant Running with Land agreement to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – [underground utilities required] <u>Utilities shall be incorporated within the building footprint unless otherwise determined by the Director of Public Works or the Director of Planning, or both</u> • Partial block frontage (50% or less) – [undergrounding not implemented] <u>Utilities not incorporated within the building footprint due to existing conditions will require a Covenant Running with Land agreement [required] to obtain property owner's consent for future improvements</u>	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101**

**Account # 22515
Ad Number 0001190870**

Leslie McCormick, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/05/2022 to 05/05/2022, on the following days:

05 / 05 / 22

BILL NO. 2022-14

AN ORDINANCE TO AMEND LVMC TITLE 19 (UNIFIED DEVELOPMENT CODE) BY AMENDING APPENDIX F THEREOF (INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS) TO ADJUST THE REQUIREMENTS AND PROCEDURES FOR THE PLACEMENT OF UTILITY BOXES AND APPURTENANCES WITHIN AREA 1, AS THAT AREA IS IDENTIFIED IN APPENDIX F, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Seth T. Floyd, Director of
Community Development

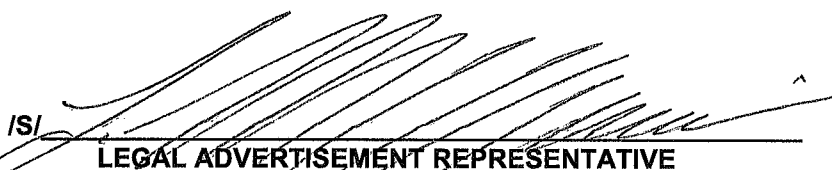
Summary: Amends LVMC Title 19 (Unified Development Code) by amending Appendix F thereof (Interim Downtown Las Vegas Development Standards) to adjust the requirements and procedures for the placement of utility boxes and appurtenances within Area 1, as that area is identified in Appendix F.

At the City Council meeting of
May 4, 2022

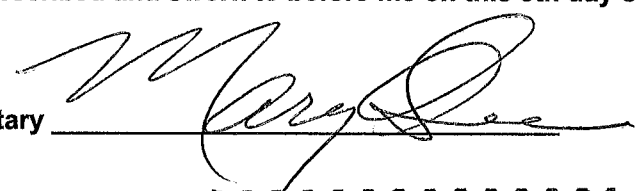
BILL NO. 2022-14 WAS READ BY
TITLE
AND REFERRED TO A
RECOMMENDING COMMITTEE

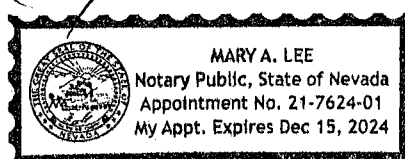
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 2ND
FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: May 5, 2022
LV Review-Journal

/s/ 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 5th day of May, 2022

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001192805

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CITY CLERK
2022 MAY 26 A 11:46

Candice Fleetwood, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/21/2022 to 05/21/2022, on the following days:

05 / 21 / 22

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ORDINANCE NO. 6813**

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 4th day of May, 2022, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 18th day of May, 2022, 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 adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Flore, Crear, Knudsen, Seaman and Diaz.

VOTING "NAY": NONE

EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: May 21, 2022
LV Review Journal

ISI Candice Fleetwood
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 23rd day of May, 2022

Notary

