

# City of Las Vegas

**RECOMMENDING COMMITTEE MEETING  
CITY HALL, 495 S. MAIN STREET  
CITY CLERK'S 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)**

**DECEMBER 19, 2016  
10:00 A.M.**

THE RECOMMENDING COMMITTEE WILL RECEIVE PUBLIC INPUT ON EACH ITEM OF LEGISLATION BEING CONSIDERED. THE RECOMMENDING COMMITTEE MAY, THEREAFTER, CONTINUE THE HEARING TO A FUTURE DATE OR FORMULATE A RECOMMENDATION TO THE CITY COUNCIL FOR PASSAGE, REJECTION OR AMENDMENT OF THE PROPOSED BILL. ANY MEMBER OF THE CITY COUNCIL MAY SUBSTITUTE FOR A MEMBER OF THE RECOMMENDING COMMITTEE AT ANY TIME.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM LUANN D. HOLMES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. Bill No. 2016-71 - For Possible Action - Amends the Unified Development Code to reinstate the Designed Commercial (C-D) Zoning District, establish standards therefor, and relocate and adjust standards pertaining to the P-O and O Districts. Sponsored by: Councilwoman Lois Tarkanian
4. Bill No. 2016-72 - For Possible Action - Annexation No. ANX-67313 - Property location: Areas adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area, including portions of public lands lying within Sections 7, 8, 9, 10, 14, 15, 16, 17, and 21 of Township 18 South, Range 59 East, and areas adjacent to and near the Red Rock National Conservation Area, including portions of public lands lying within Sections 11, 14, 23, 26, 34 and 35 of Township 19 South, Range 59 East, and within Sections 2 and 3 of Township 20 South, Range 59 East, in each case with reference to Mount Diablo Meridian and Baseline, County of Clark, State of Nevada; Owner: United States of America; Acreage: 4,503 acres; Zoned: P-F, H-2 and R-U (County zoning), P-F, C-2 and U (City equivalents). Sponsored by: Councilman Steven D. Ross and Councilman Stavros S. Anthony
5. CITIZENS PARTICIPATION: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the committee. No subject may be acted upon by the committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited
6. ADJOURNMENT

# City of Las Vegas

ALL INTERESTED PERSONS ARE INVITED TO ATTEND: Copies of the above Bills may be obtained through the Office of the City Clerk, Monday through Thursday, 7:00 A.M. to 5:30 P.M.

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1<sup>st</sup> Floor  
Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue  
City of Las Vegas Development Services Center, 333 North Rancho Drive

**AGENDA SUMMARY PAGE**

**RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2016**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: LUANN D. HOLMES**

**SUBJECT:**

**CALL TO ORDER**



**AGENDA SUMMARY PAGE**

**RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2016**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: LUANN D. HOLMES**

**SUBJECT:**

**ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**



**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: DECEMBER 19, 2016**

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**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐ Consent ☒ Discussion**SUBJECT:**

Bill No. 2016-71 - For Possible Action - Amends the Unified Development Code to reinstate the Designed Commercial (C-D) Zoning District, establish standards therefor, and relocate and adjust standards pertaining to the P-O and O Districts. Sponsored by: Councilwoman Lois Tarkanian

**Fiscal Impact**☒**No Impact**☐**Augmentation Required**☐**Budget Funds Available****Amount:****Funding Source:****Dept./Division:****PURPOSE/BACKGROUND:**

Several years ago the Designed Commercial (C-D) Zoning District was eliminated from the Unified Development Code as a distinct zoning district, with the idea that the corresponding regulations could be implemented as part of an overlay district. That change in direction has not been as successful as hoped. As a result, this bill is being brought forward to reinstate the C-D Zoning District, establish standards therefor, and relocate and adjust standards pertaining to the P-O and O Districts.

**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. 2016-71

**BILL NO. 2016-71**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REINSTATE THE DESIGNED COMMERCIAL (C-D) ZONING DISTRICT AND ESTABLISH STANDARDS THEREFOR, RELOCATE AND ADJUST STANDARDS PERTAINING TO THE P-O AND O DISTRICTS, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Lois Tarkanian

Summary: Amends the Unified Development Code to reinstate the Designed Commercial (C-D) Zoning District, establish standards therefor, and relocate and adjust standards pertaining to the P-O and O Districts.

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

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 16, inclusive, of this Ordinance. The amendments are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 00, Section 100, Subsection (B), Paragraph (2), is hereby amended by adding to the table therein, at the appropriate locations, an entry for the use "Designed Commercial," together with its corresponding abbreviation of "C-D" and the appropriate page entry for the location of the district purpose.

SECTION 3: Title 19, Chapter 4, Section 160, is hereby amended by amending Table 1 therein to add an entry for the C-D District, as the amendment is shown by underlining in the two-page document that is attached to this Ordinance as Exhibit A.

SECTION 4: Title 19, Chapter 8, Section 50, is hereby amended by adding new text following the initial paragraph thereof, reading as follows:

All uses located in the P-O District shall conform to the following restrictions:

1. No products shall be stored, displayed or sold on the premises.
2. No trucks, vans or other commercial vehicles shall be stored or parked on the property

1 overnight.

2 3. No service shall be performed upon a client except those related to the service of the medical  
3 profession including dentists, opticians, optometrists, chiropractors, psychologists, etc.

4 4. Services shall not include the production or repair of any goods except as an incidental use to a  
5 permitted service.

6 5. Instructional services at a physician's office must be provided with a pupil/instructor ratio no  
7 greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio  
8 upon a showing that sufficient off-street parking is available for the number of pupils anticipated.  
9 Equipment used for instructional purposes must be stored within the building.

10 6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use  
11 use, as defined by LVMC Chapter 19.18, there shall be no mixed residential and commercial use of any  
12 property and in the event there is an existing residential use on a property, no commercial use of the  
13 property shall be permitted until the residential use has permanently ceased.

14 7. No use or business activity shall remain open to the public for business between the hours of  
15 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

16 SECTION 5: Title 19, Chapter 8, is hereby amended by adding thereto a new Section  
17 65, reading as is set forth in the four-page document that is attached to this Ordinance as Exhibit B.

18 SECTION 6: Title 19, Chapter 8, Section 120, Subsection (F), Paragraphs (5) to (19),  
19 inclusive, are hereby amended by adding a reference to the C-D District, at the appropriate location, to the  
20 heading of each of Tables 1 through 15 so as to indicate that signs within the C-D District are to be treated  
21 the same as signs within the O District.

22 SECTION 7: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section  
23 10, is hereby amended by adding, at the appropriate location, a new column pertaining to the C-D Zoning  
24 District, and by inserting in that column entries to show which uses are permitted in that district and by  
25 what means, all as is set forth in Sections 8 to 12, inclusive, of this Ordinance.

26 SECTION 8: As referenced in Section 7, the letter "P" (indicating a permitted use) shall

1 be inserted in the column pertaining to the C-D Zoning District for the rows that correspond to the  
2 following uses:

3 Business School

4 Church/House of Worship

5 Community Garden

6 Community Recreational Facility (Public)

7 Copy Center

8 Country Club, Private

9 Desktop Publishing

10 Electric Utility Substation

11 Employment Agency

12 Financial Institution, General

13 General Personal Service

14 Government Facility

15 Health Club

16 Hospice

17 Internet/Catalogue Sales Office

18 Library, Art Gallery or Museum (Public)

19 Martial Arts Studio

20 Museum, Art Display, or Art Sales (Private)

21 Office, Medical or Dental

22 Office, Other Than Listed

23 Public Park or Playground

24 Restaurant

25 SECTION 9: As referenced in Section 7, the letter "A" (indicating an accessory use)

26 shall be inserted in the column pertaining to the C-D Zoning District for the rows that correspond to the

1 following uses:

2 Laboratory, Medical or Dental

3 Massage, Accessory

4 SECTION 10: As referenced in Section 7, the letter “C” (indicating a conditional use)  
5 shall be inserted in the column pertaining to the C-D Zoning District for the rows that correspond to the  
6 following uses:

7 Catering Service

8 Check Cashing Service, Limited

9 Community Residence (including Family Community Residence and Transitional Community Residence)

10 Drive-Through

11 General Retail Store, Other Than Listed

12 Liquefied Petroleum Gas Installation (288 Gallons or Less)

13 Multi-Family Residential

14 Post Office, Local Service

15 Satellite Dish

16 Solar Panel

17 Temporary Real Estate Sales Office

18 Utility Transmission Line (Class I)

19 Valet Parking

20 Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)

21 Wireless Communication Facility, Stealth Design

22 SECTION 11: As referenced in Section 7, the letter “S” (indicating a use permitted by  
23 special use permit) shall be inserted in the column pertaining to the C-D Zoning District for the rows that  
24 correspond to the following uses:

25 Animal Hospital, Clinic, or Shelter (with no Outside Pens)

26 Auto Title Loan

1 Financial Institution, Specified

2 Monorail

3 Mounted Antenna over 15 Feet (Ultimate Height)

4 Parking Facility

5 Public or Private School, Primary

6 Public or Private School, Secondary

7 Radio, TV or Microwave Communication Tower

8 Restaurant with Alcohol

9 Restaurant with Service Bar

10 Social Event with Alcoholic Beverage Sales

11 Social Service Provider

12 Utility Installation, Other Than Listed

13 Utility Transmission Line (Class II)

14 Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)

15                   SECTION 12: As referenced in Section 7, the letter "T" (indicating a use permitted by  
16 temporary commercial permit) shall be inserted in the column pertaining to the C-D Zoning District for the  
17 rows that correspond to the following uses:

18 Seasonal Outdoor Sales

19 Temporary Contractor's Construction Yard

20                   SECTION 13: Title 19, Chapter 12, Section 70, is hereby amended by amending the  
21 Conditional Use Regulations for the use "Drive-Through" to read as follows:

22 **Conditional Use Regulations:**

23 1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six  
24 vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes  
25 that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

26 2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

3. In the O (Office) and [CD-O (Designed Commercial Overlay)] C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

SECTION 14: Title 19, Chapter 12, Section 70, is hereby amended by amending the Conditional Use Regulations for the use “General Retail Store, Other Than Listed” to read as follows:

1. The general retail use must be ancillary to a primary use, and shall not exceed 3,500 square feet in gross floor area.

2. Within the C-D District, the following conditions apply:

a. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. and 7:00 a.m.

b. The sale or dispensing of gasoline or other automotive fuels is not permitted.

c. Retail shops shall sell new merchandise exclusively, except for antique shops. All products produced, whether primary or incidental, shall be sold at retail on the premises, and not more than two persons shall be engaged in the production of such products.

SECTION 15: Title 19, Chapter 12, Section 70, is hereby amended by amending the Conditional Use Regulations for the use “Small Wind Energy Systems” to read as follows:

**Conditional Use Regulations:**

1. The minimum parcel size shall be 20,000 square feet.

2. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.

3. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.

4. A system shall not extend to a height greater than the following, measured with reference to the highest

1 point of the fixed structure to which the system is attached (but excluding the wind turbine):

2 a. 50 feet, for parcels in the R-D, R-1 and R-2 Zoning Districts;

3 b. 65 feet, for parcels in the R-E, and R-3 Zoning Districts, and

4 c. 90 feet for parcels in the R-4, P-O, O, C-D, C-1, C-2, C-M and M Zoning Districts.

5 5. When a system is mounted on a freestanding tower:

6 a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the  
7 property; and

8 b. The tower shall be set back from any habitable structure on an adjacent property a distance at least  
9 as great as the height of the tower.

10 6. No more than one system shall be permitted on a parcel of land.

11 7. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured  
12 by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded  
13 during short term events such as utility outages or severe windstorms.

14 8. The applicant must submit proof of turbine certification approved under the Emerging Technologies  
15 program of the California Energy Commission or any other small wind certification program recognized by  
16 the American Wind Energy Association.

17 9. A system must comply with applicable FAA regulations, including any necessary approvals for  
18 installations close to airports. Such approvals must be received prior to the submittal of a building permit  
19 application. For locations within the Airport Overlay District, the system must comply with all regulations  
20 and requirements applicable to that district.

21 10. A system must comply with all applicable fire codes and building codes.

22 11. A building permit application for a system must be accompanied by:

23 a. Standard drawings of the wind turbine structure including base, tower and footings;

24 b. An engineering analysis of the tower showing compliance with the International Building Code and  
25 certified by a licensed professional engineer; and

26 c. A line drawing of the electrical components in sufficient detail to allow for a determination that the

1 manner of installation conforms to the National Electrical Code.

2 12. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical  
3 utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be  
4 exempt from this requirement if the property is not served by an electrical utility provider.

5 13. No system shall be erected or moved onto any lot prior to construction of the main building unless a  
6 building permit has been issued for the construction of the main building.

7 14. Except with respect to Conditional Use Regulations 1, 3, 4, 5(b), 6 and 12 the Special Use Permit  
8 provision of Section 19.12.040(B) does not apply to this use. In the case of a Special Use Permit  
9 application filed as a consequence of not qualifying for conditional use treatment regarding any of the  
10 Regulations listed in the preceding sentence, the remaining Regulations shall apply as Minimum Special  
11 Use Permit Requirements, and Regulations 2, 5(a), 7, 8, 9, 10, 11 and 13 above, when imposed as  
12 Minimum Special Use Permit Requirements, shall be deemed to be nonwaivable.

13 SECTION 16: Title 19, Chapter 12, Sections 80 and 90, are hereby repealed in their  
14 entirety.

15 SECTION 17: For purposes of Section 2.100(3) of the City Charter, Sections 19.00.100,  
16 19.04.160, 19.08.050, 19.08.120, 19.12.010 and 19.12.070 are deemed to be subchapters rather than  
17 sections.

18 SECTION 18: The Department of Planning is authorized and directed to incorporate into  
19 the Unified Development Code the amendments set forth in Sections 2 to 16, inclusive, of this Ordinance,  
20 including any formatting or technical adjustments as are deemed necessary or appropriate.

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

1 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

2 SECTION 20: All ordinances or parts of ordinances or sections, subsections, phrases,  
3 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
4 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

6 APPROVED:

7  
8 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

9 ATTEST:

10 \_\_\_\_\_  
11 LUANN D. HOLMES, MMC  
City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 11/22/16  
14 Val Steed, Date  
Deputy City Attorney

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the \_\_\_\_\_  
2 day of \_\_\_\_\_, 2016, and referred to a committee for recommendation, the committee  
3 being composed of the following members \_\_\_\_\_;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_\_ day of  
5 \_\_\_\_\_, 2016, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council as first  
7 introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11 APPROVED:

12  
13 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 \_\_\_\_\_  
16 LUANN D. HOLMES, MMC  
City Clerk

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19.04.160

## EXHIBIT A

## Transportation - Land Use Matrix - Table 1

|                                                 | <br>120'<br>Parkway Arterial<br>Street | <br>106'<br>Primary Arterial<br>Street | <br>80'<br>Major Collector<br>Street |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| U<br>Undeveloped                                |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-E<br>Residence Estates                        |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-D<br>Single Family<br>Residential-Restricted  |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-1<br>Single Family Residential                |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-MH<br>Mobile/Manufactured Home<br>Residential |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-SL<br>Residential Small Lot                   |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-CL<br>Single Family Compact-Lot               |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-TH<br>Single Family Attached                  |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-2<br>Medium-Low Density<br>Residential        |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-3<br>Medium Density Residential               |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| R-4<br>High Density Residential                 |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| P-O<br>Professional Office                      |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| O<br>Office                                     |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| <b>C-D</b><br><b>Designed Commercial</b>        |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| C-1<br>Limited Commercial                       |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| C-2<br>General Commercial                       |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| C-PB<br>Planned Business Park                   |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| C-M<br>Commercial/Industrial                    |                                                                                                                         |                                                                                                                          |                                                                                                                         |
| M<br>Industrial                                 |                                                                                                                         |                                                                                                                          |                                                                                                                         |



# Transportation - Land Use Matrix - Table 1

| 60' Minor Collector Street | 47' Residential Street | 47' Residential Street (Narrow Lot) |                                              | MATRIX KEY                                                                 |
|----------------------------|------------------------|-------------------------------------|----------------------------------------------|----------------------------------------------------------------------------|
|                            |                        |                                     | U<br>Undeveloped                             | Compatible Street - Land Use Combination (No mitigation)                   |
|                            |                        |                                     | R-E<br>Residence Estates                     |                                                                            |
|                            |                        |                                     | R-D<br>Single Family Residential-Restricted  |                                                                            |
|                            |                        |                                     | R-1<br>Single Family Residential             |                                                                            |
|                            |                        |                                     | R-MH<br>Mobile/Manufactured Home Residential |                                                                            |
|                            |                        |                                     | R-SL<br>Residential Small Lot                | Compatible Street - Land Use Combination (Mitigation may be requested)     |
|                            |                        |                                     | R-CL<br>Single Family Compact Lot            |                                                                            |
|                            |                        |                                     | R-TH<br>Single Family Attached               |                                                                            |
|                            |                        |                                     | R-2<br>Medium-Low Density Residential        |                                                                            |
|                            |                        |                                     | R-3<br>Medium Density Residential            | Less Compatible Street - Land Use Combination (Mitigation may be required) |
|                            |                        |                                     | R-4<br>High Density Residential              |                                                                            |
|                            |                        |                                     | P-O<br>Professional Office                   |                                                                            |
|                            |                        |                                     | O<br>Office                                  |                                                                            |
|                            |                        |                                     | C-D<br>Designed Commercial                   |                                                                            |
|                            |                        |                                     | C-1<br>Limited Commercial                    |                                                                            |
|                            |                        |                                     | C-2<br>General Commercial                    |                                                                            |
|                            |                        |                                     | C-PB<br>Planned Business Park                |                                                                            |
|                            |                        |                                     | C-M<br>Commercial/Industrial                 |                                                                            |
|                            |                        |                                     | M<br>Industrial                              |                                                                            |



## 19.08.065

## C-D DESIGNED COMMERCIAL

The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.

| BUILDING PLACEMENT<br>(see Figure 1) |                      | TABLE 1 |
|--------------------------------------|----------------------|---------|
| A. Minimum Lot Width                 | 100 feet             |         |
| B. Max. Lot Coverage                 | 30% <sup>1</sup>     |         |
| C. Minimum Front Yard Setback        | 25 feet              |         |
| D. Minimum Side Yard Setback         | 10 feet              |         |
| E. Minimum Corner Side Yard Setback  | 15 feet              |         |
| F. Minimum Rear Yard Setback         | 25 feet <sup>2</sup> |         |

## Footnotes:

1. Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.
2. Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).

| SHADE STRUCTURES<br>(see Figure 2)            |                                                                                                                                                                                   | TABLE 2 |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| A. Minimum Setback - Detached Shade Structure | May encroach into the building setback areas required pursuant to Table 1 above, provided such an encroachment does not intrude into any required perimeter landscape buffer area |         |
| B. Minimum Setback - Attached Shade Structure | Must meet all setbacks for the building as established in Table 1 above                                                                                                           |         |
| C. Size and Coverage                          | Not to exceed the maximum lot coverage allowed pursuant to Table 1                                                                                                                |         |

## Illustrations &amp; Graphics

## C-D

19.08.065

FIGURE 1 - BUILDING PLACEMENT

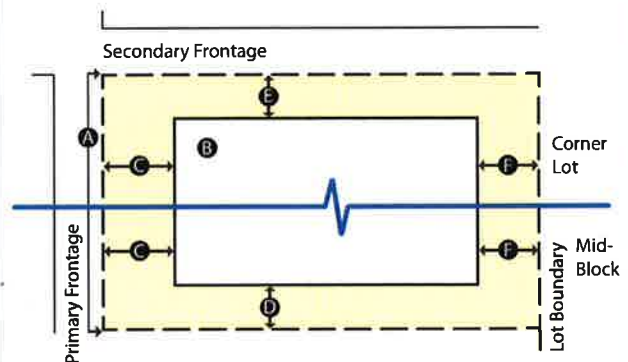
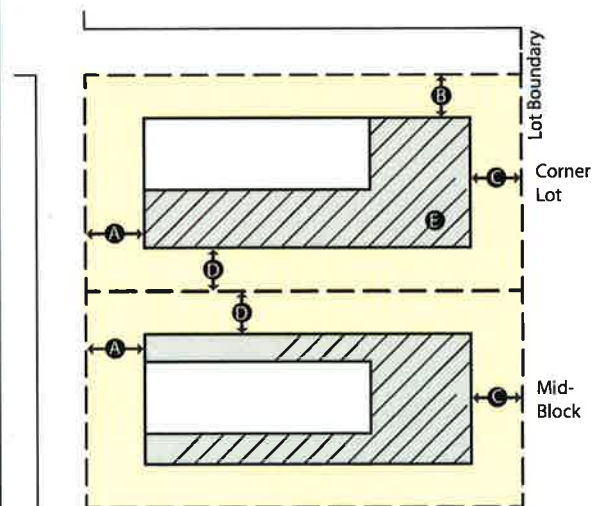


FIGURE 2 - SHADE STRUCTURES



## EXHIBIT B





go to

## Illustrations & Graphics

**C-D**  
**19.08.065**

FIGURE 3 - BUILDING HEIGHT

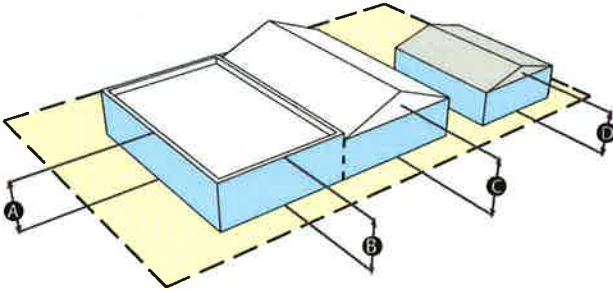
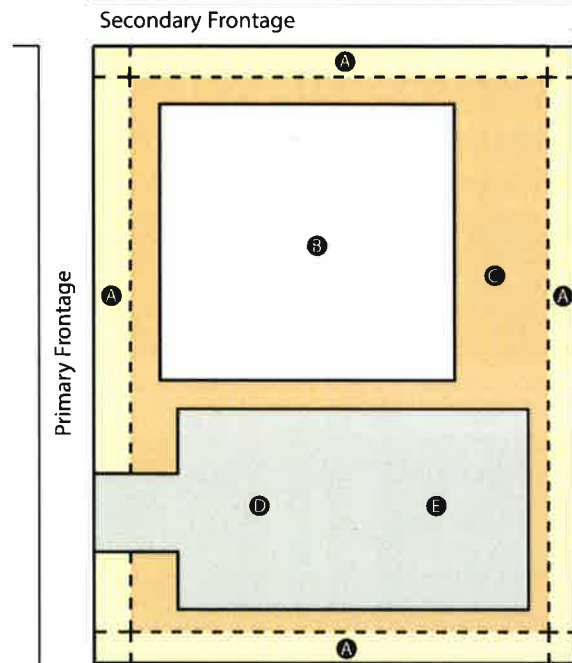


FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



**BUILDING HEIGHT <sup>1</sup>**  
(see Figure 3)

**TABLE 3**

|                               |                                                                                                                   |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------|
| A. Stories                    | One story or 20 feet, whichever is less for parcels along Charleston, between Rancho and Valley View <sup>2</sup> |
| B. Flat Roof - Max. Height    | 20 feet measured to the top of the roof coping                                                                    |
| C. Pitched Roof - Max. Height | 20 feet measured to the midpoint between the eaves and ridgeline of a pitched roof                                |
| D. Shade Structures           | Not to exceed the height otherwise allowed for a building in the zoning district                                  |

**Footnotes:**

1. Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).
2. or 35' in areas other than Charleston

**LANDSCAPE BUFFERS AND TURF LIMITATIONS**  
(see Figure 4)

**TABLE 4**

|                                           |                                                                     |
|-------------------------------------------|---------------------------------------------------------------------|
| A. Landscape Buffer - Minimum Zone Depths | 15 feet - Adjacent to Right-of-Way<br>8 feet - Interior Lot Lines   |
| B. Primary Structure                      |                                                                     |
| C. Turf Coverage                          | 25% of landscapable area                                            |
| D. Impermeable Surfaces                   | Should be minimized to reduce stormwater quality management impacts |

**PARKING <sup>1</sup>**  
(see Figure 4)

**TABLE 5**

|                                                     |                                                                  |
|-----------------------------------------------------|------------------------------------------------------------------|
| E. Minimum On-site Parking Requirement <sup>2</sup> | Shall be as outlined in LVMC 19.12.160 based on the approved use |
|-----------------------------------------------------|------------------------------------------------------------------|

**Footnotes:**

1. Shall meet the parking area design standards as outlined in LVMC 19.08.110.
2. Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).



FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5) Table 6

|                                                 |           |
|-------------------------------------------------|-----------|
| A. Maximum primary wall height                  | 5 feet    |
| B. Maximum solid wall base height               | 2 feet    |
| C. Maximum Ornament height above wall           | 18 inches |
| D. Maximum on-center distance between Pilasters | 24 feet   |
| E. Decorative Cap feature                       | 5 inches  |

Front Yard Wall/Fence with Standard Stepback <sup>1</sup>

|                                                               |        |
|---------------------------------------------------------------|--------|
| F. Maximum secondary wall height                              | 2 feet |
| G. Minimum spacing between wall sections - Outside Dimensions | 5 feet |

Footnotes:

1. Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).

Perimeter and Retaining Walls (see Figure 6) Table 7

Perimeter and Retaining Walls with Slope  $\leq$  2%

|                                       |            |
|---------------------------------------|------------|
| A. Maximum Wall Height                | 10 feet    |
| B. Maximum Perimeter Wall Height      | 6 - 8 feet |
| C. Maximum Retaining Wall Height      | 4 feet     |
| D. Maximum Ornament Height above wall | 18 inches  |
| E. Contrasting Material               | 20%        |

Perimeter and Retaining Walls with Slope  $>$  2%

|                                  |            |
|----------------------------------|------------|
| A. Maximum Wall Height           | 12 feet    |
| B. Maximum Perimeter Wall Height | 6 - 8 feet |

Illustrations & Graphics

C-D

19.08.065

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

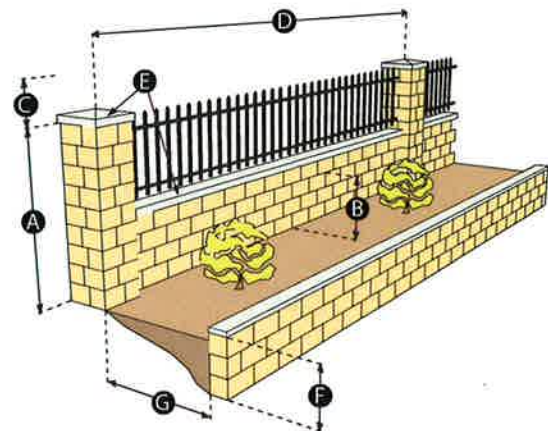
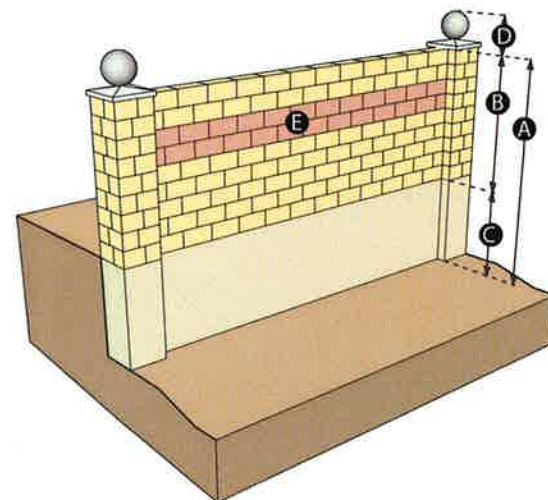


FIGURE 6 - RETAINING AND PERIMETER WALL

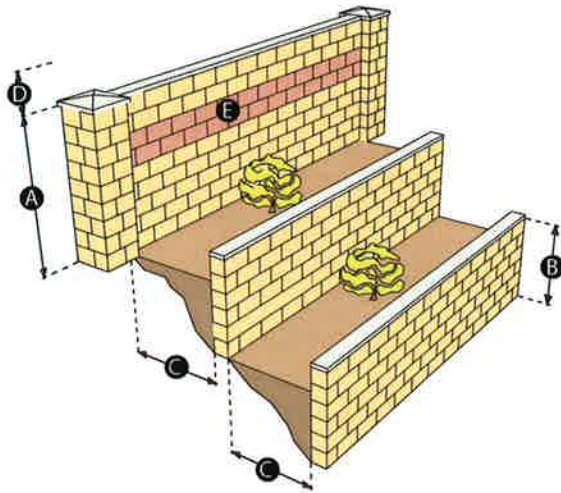




## Illustrations & Graphics

**C-D**  
**19.08.065**

**FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK**



|                                  |        |
|----------------------------------|--------|
| C. Maximum Retaining Wall Height | 6 feet |
|----------------------------------|--------|

|                                       |           |
|---------------------------------------|-----------|
| D. Maximum Ornament Height above wall | 18 inches |
|---------------------------------------|-----------|

|                         |     |
|-------------------------|-----|
| E. Contrasting Material | 20% |
|-------------------------|-----|

**Perimeter and Retaining Walls  
Standard Stepback**  
(see Figure 7)

**Table 8**

|                                |            |
|--------------------------------|------------|
| A. Maximum Primary wall Height | 6 - 8 feet |
|--------------------------------|------------|

|                                  |        |
|----------------------------------|--------|
| B. Maximum Secondary wall Height | 4 feet |
|----------------------------------|--------|

|                                          |        |
|------------------------------------------|--------|
| C. Minimum spacing between wall sections | 5 feet |
|------------------------------------------|--------|

|                            |           |
|----------------------------|-----------|
| D. Maximum Ornament Height | 18 inches |
|----------------------------|-----------|

|                         |     |
|-------------------------|-----|
| E. Contrasting Material | 20% |
|-------------------------|-----|

(Ord. 6210 § 11, 12 and 13, 09/05/12)

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: DECEMBER 19, 2016**

---

**DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐ **Consent**   ☒ **Discussion****SUBJECT:**

Bill No. 2016-72 - For Possible Action - Annexation No. ANX-67313 - Property location: Areas adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area, including portions of public lands lying within Sections 7, 8, 9, 10, 14, 15, 16, 17, and 21 of Township 18 South, Range 59 East, and areas adjacent to and near the Red Rock National Conservation Area, including portions of public lands lying within Sections 11, 14, 23, 26, 34 and 35 of Township 19 South, Range 59 East, and within Sections 2 and 3 of Township 20 South, Range 59 East, in each case with reference to Mount Diablo Meridian and Baseline, County of Clark, State of Nevada; Owner: United States of America; Acreage: 4,503 acres; Zoned: P-F, H-2 and R-U (County zoning), P-F, C-2 and U (City equivalents). Sponsored by: Councilman Steven D. Ross and Councilman Stavros S. Anthony

**Fiscal Impact**☒**No Impact**☐**Augmentation Required**☐**Budget Funds Available****Amount:****Funding Source:****Dept./Division:****PURPOSE/BACKGROUND:**

The proposed ordinance annexes certain real property generally located along the northwest boundaries of the City, including portions of land adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area. The annexation parcels are owned by the United States of America. The annexation process has now been completed in accordance with the NRS and the final date of annexation (January 13, 2017) is set by this ordinance.

**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. 2016-72 and location maps

1  
2  
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**BILL NO. 2016-72**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-67313)

Sponsored by: Councilman Steven D. Ross  
Councilman Stavros S. Anthony

Summary: Annexes certain real property generally located along the northwest boundaries of the City, including portions of land adjacent to and near the Tule Springs Fossil Beds National Monument and the Red Rock National Conservation Area.

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

SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the following described real property:

North Area:  
Being those portions of the public lands lying within Section 7, Section 8, Section 9, Section 10, Section 14, Section 15, Section 16, Section 17, and Section 21, Township 18 South, Range 59 East, Mount Diablo Meridian and Baseline, County of Clark, State of Nevada;

1 Contained within an area bounded on the north side by the existing Tule Springs  
2 Fossil Beds National Monument limits and its westerly prolongation across U.S.  
3 Highway 95; on the easterly side by the existing Tule Springs Fossil Beds National  
4 Monument limits; on the south side by the north line of Section 23 together with  
5 the north line and west line of Section 22, Township 18 South, Range 59 East; on  
6 the westerly side by the existing Red Rock National Conservation Area limits.

7 West Area:

8 Being those portions of the public lands lying within Section 11, Section 14,  
9 Section 23, Section 26, Section 34 and Section 35, Township 19 South, Range 59  
10 East, and Section 2 and Section 3, Township 20 South, Range 59 East, Mount  
11 Diablo Meridian and Baseline, County of Clark, State of Nevada;

12 Contained within an area bounded on the north side, west side and south side by  
13 the existing Red Rock National Conservation Area limits; on the east side by the  
14 east line of said Section 11, Section 14, Section 23, Section 26, Section 35 and  
15 Section 2.

16 SECTION 2: The City Council hereby determines that the described territory  
17 meets the requirements provided by law for annexation to the City for the following reasons:

18 A. The area to be annexed was contiguous to the City's boundaries at the time  
19 the annexation proceedings were instituted;

20 B. More than one-eighth (1/8) of the aggregate external boundaries of the  
21 area are contiguous to the City;

22 C. The territory proposed to be annexed is not included within the boundaries  
23 of another incorporated city or within the boundaries of any unincorporated town as those  
24 boundaries existed as of July 1, 1983;

25 D. The City is eligible to annex the described territory because the landowner  
has filed with the City a letter of nonobjection in lieu of an annexation petition.

SECTION 3: The City will provide police protection through the Las Vegas  
Metropolitan Police Department, fire protection, street maintenance, and library services  
immediately upon annexation. Garbage collection by the company franchised by the City will also  
be provided immediately. The City sanitary sewer system will serve the proposed annexation area.  
Any connection to or extension of this sewer line to serve the annexation area shall be at the

1 expense of the landowners. Other services, such as participation in the City's recreational  
2 programs, special education classes and programs, public works planning, building inspections, and  
3 other City services will also be available immediately. Utilities such as gas, electricity, telephone,  
4 and water are provided by private utility companies and other services to the area will not be  
5 affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not  
6 in place at the time of annexation will be installed in the presently developed areas upon the request  
7 of the property owners and at their expense by means of special assessment districts. Such  
8 improvements will be extended into the undeveloped areas as development takes place and the  
9 need therefor arises, and will be located according to the needs of the area at that time. Such  
10 installations will also be made at the expense of the property owners, either by means of special  
11 assessment districts or as prerequisites to the approval of subdivision plats, building permits or  
12 other land use or development applications.

13               SECTION 4: The annexation of the described territory shall become effective  
14 on the 13th day of January, 2017, and on that date the City will have the funds appropriated in  
15 sufficient amount to finance the extension into the described territory of police protection, fire  
16 protection, street maintenance, street sweeping, and street lighting maintenance.

17               SECTION 5: The described territory, together with the inhabitants and property  
18 thereof, shall, from and after the 13th day of January, 2017, be subject to all debts, laws, ordinances  
19 and regulations in force in the City and shall be entitled to the same privileges and benefits as other  
20 parts of the City, and shall be subject to municipal taxes levied by the City.

21               SECTION 6: The City Engineer is hereby instructed to cause to be prepared an  
22 accurate map or plat of the described territory and to record the map or plat, together with a  
23 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,  
24 which recording shall be done prior to the 13th day of January, 2017.

25               SECTION 7: The described territory, which previously has been zoned in

1 accordance with the County of Clark classifications described below, is hereby classified with the  
2 City of Las Vegas classifications that are set forth below, which are deemed to be the equivalents  
3 of the County classifications:

| 4 | PROPERTY DESCRIPTION                                                                                                                                               | CITY CLASSIFICATION |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 5 | Those portions of the annexation territory within Sections 14,<br>23 and 26 of Township 19 South, Range 59 East that have a<br>County zoning classification of P-F | P-F                 |
| 6 | Those portions of the annexation territory within Township<br>18 South, Range 59 East that have a County zoning<br>classification of H-2                           | C-2                 |
| 7 | Those portions of the annexation territory that have a County<br>zoning classification of R-U                                                                      | U                   |

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

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

SECTION 9: 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 \_\_\_\_\_,  
2017.

APPROVED:

By CAROLYN G. GOODMAN, Mayor

**ATTEST:**

LUANN D. HOLMES, MMC  
City Clerk

APPROVED AS TO FORM:

Val Steed, \_\_\_\_\_ Date \_\_\_\_\_  
Deputy City Attorney

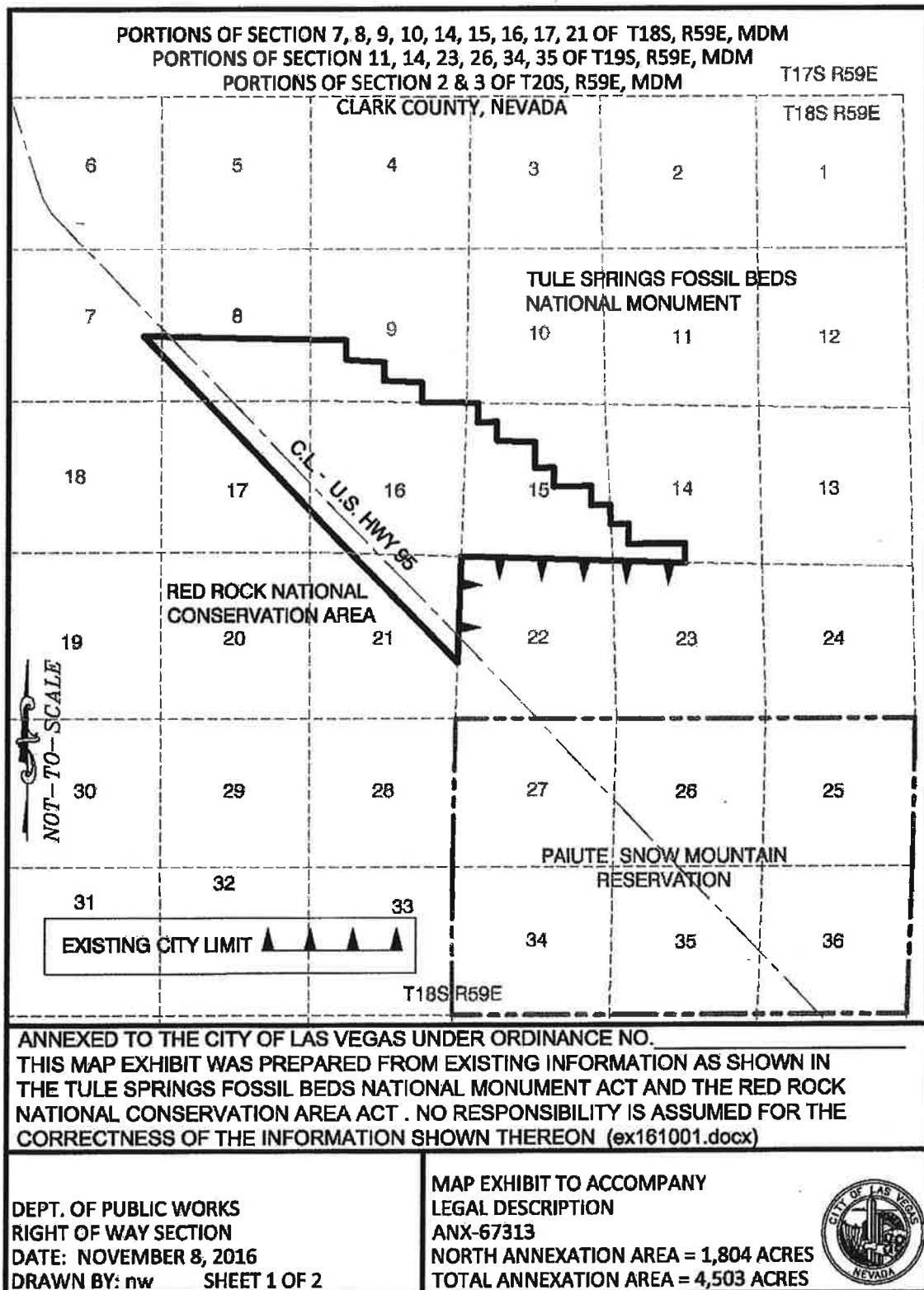
1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_ day of \_\_\_\_\_, 2016, and referred to a committee for recommendation, the  
3 committee being composed of the following members \_\_\_\_\_  
4 \_\_\_\_\_;  
5 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
6 \_\_\_\_\_, 2017, which was a \_\_\_\_\_ meeting of said Council;  
7 that at said \_\_\_\_\_ meeting, the proposed ordinance was read by title to the  
8 City Council as first introduced and adopted by the following vote:  
9 VOTING "AYE": \_\_\_\_\_  
10 VOTING "NAY": \_\_\_\_\_  
11 ABSENT: \_\_\_\_\_  
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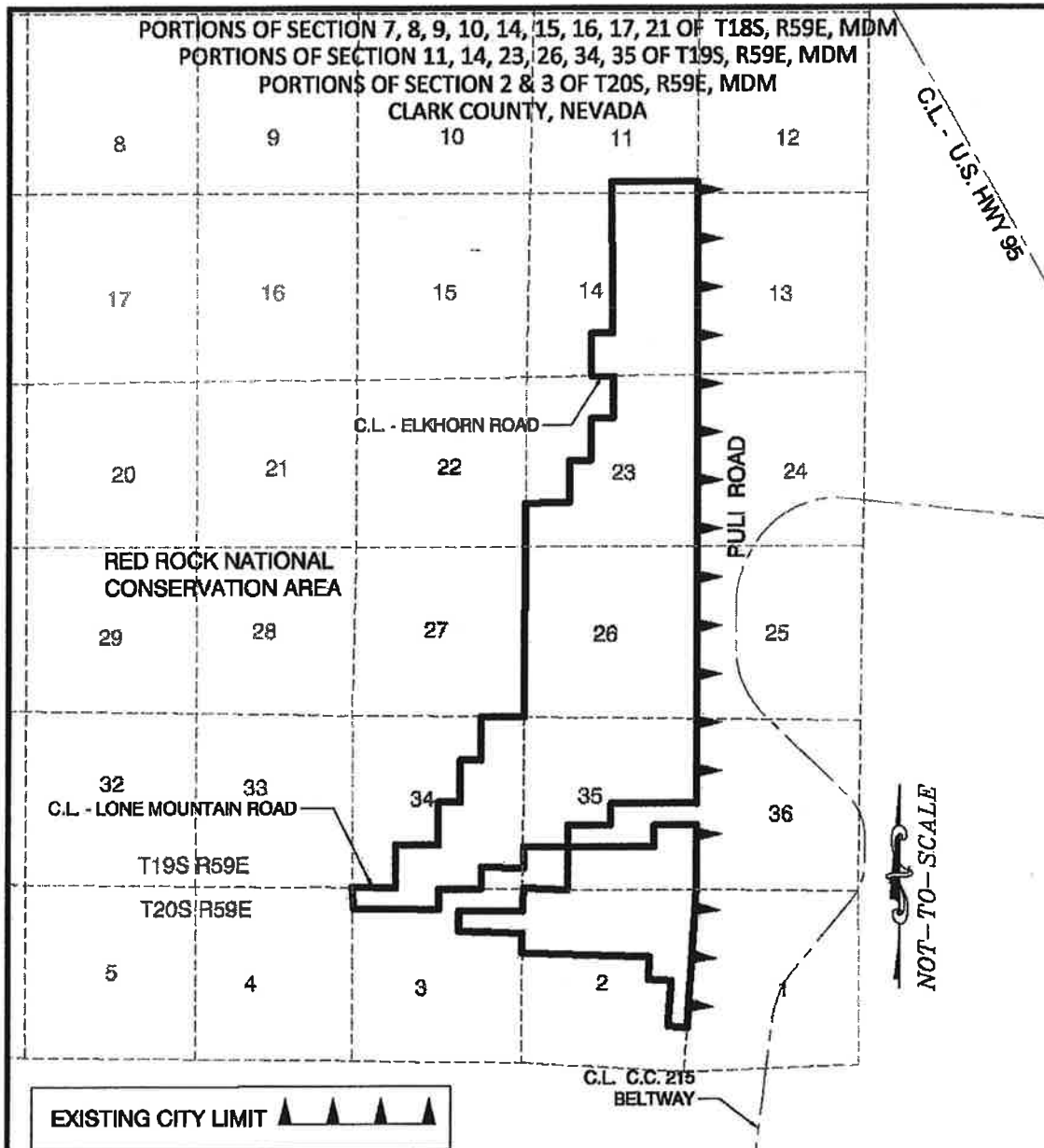
APPROVED:

By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

ATTEST:

\_\_\_\_\_  
LUANN D. HOLMES, MMC  
City Clerk





ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. \_\_\_\_\_

THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN THE TULE SPRINGS FOSSIL BEDS NATIONAL MONUMENT ACT AND THE RED ROCK NATIONAL CONSERVATION AREA ACT. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON (ex161001.docx)

DEPT. OF PUBLIC WORKS  
 RIGHT OF WAY SECTION  
 DATE: NOVEMBER 8, 2016  
 DRAWN BY: nw SHEET 2 OF 2

MAP EXHIBIT TO ACCOMPANY  
 LEGAL DESCRIPTION  
 ANX-67313  
 WEST ANNEXATION AREA = 2,699 ACRES  
 TOTAL ANNEXATION AREA = 4,503 ACRES



**AGENDA SUMMARY PAGE**

**RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2016**

---

**DEPARTMENT: CITY CLERK**

**DIRECTOR: LUANN D. HOLMES**

**SUBJECT:**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME FORWARD AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED



**AGENDA SUMMARY PAGE**

**RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2016**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: LUANN D. HOLMES**

☐ Consent ☒ Discussion

**SUBJECT:**

**ADJOURNMENT**

