

BILL NO. 87-19

ORDINANCE NO. 3284

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 19 OF SAID TITLE, TO CREATE THE PLANNED COMMUNITY (PC) ZONING DISTRICT FOR LARGE-SCALE PLANNED COMMUNITIES; PROVIDING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored By: Councilman Ron Lurie Summary: Creates the Planned Community (PC) Zoning District for large-scale planned communities.

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

SECTION 1: Title 19, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 19.19, consisting of the provisions set forth as Sections 2 to 13, inclusive, of this Ordinance.

SECTION 2: As used in this Chapter, the following terms have the meanings ascribed to them, unless the context requires otherwise:

(A) "Development Plan" means a map or maps that are submitted with an application for PC District zoning and that identify in the proposed PC District general land use designations, transportation plans, open space and community facilities.

(B) "Development Standards" means documentation that is submitted with an application for PC District zoning and that identifies in the proposed PC District the requirements and standards for residential densities; building height, bulk and setback requirements by land use type; signage; landscaping; parking, open space; site plan review procedures and procedures for modifying the Planned Community Program.

(C) "Planned Community Program" means the Development

1 Plan and Development Standards that are submitted with an appli-
2 cation for PC District zoning.

3 SECTION 3: (A) The Planned Community (PC) District
4 is established to permit and encourage the development of compre-
5 hensively planned communities, with a minimum of three thousand
6 contiguous acres of land under one ownership or control, which
7 can flourish as unique communities as a result of the comprehen-
8 sive planning required for this large scale of development. The
9 reclassification of property to the PC District is appropriate
10 only if the Planned Community Program with respect to such prop-
11 erty will accomplish the objectives set forth in subsection (C)
12 of this Section.

13 (B) The PC District designation is intended to permit a
14 greater amount of flexibility to the developer of a planned com-
15 munity because of the extended period of time necessary for
16 development. The PC District regulations are intended to provide
17 to the developer (and its successors and assigns) the rights
18 described in this Chapter and to set forth expressly the proce-
19 dures for obtaining review and approval of zoning and related
20 site plans. The PC District regulations are also intended to
21 provide an opportunity and incentive to the developer to achieve
22 excellence in physical, social and economic planning.

23 (C) In order for property to qualify for PC District
24 zoning, the master developer (including its successors and
25 assigns) must demonstrate the potential for achievement of the
26 following specific objectives throughout the planning, design and
27 development stages:

28 (1) Providing for an orderly and creative arrange-
29 ment of land uses with respect to each other, to the entire
30 Planned Community and to all adjacent land;

31 (2) Providing for a variety of housing types,
32 employment opportunities and commercial services to achieve a

1 balanced community for families of a wide variety of ages, sizes
2 and levels of income;

3 (3) Providing for a planned and integrated compre-
4 hensive transportation system for pedestrian and vehicular traf-
5 fic, which may include provisions for mass transportation and
6 roadways, bicycle or equestrian paths, pedestrian walkways and
7 other similar transportation facilities;

8 (4) Providing for cultural, educational, medical,
9 religious and recreational facilities;

10 (5) Locating and siting structures to take maximum
11 advantage of the natural and man-made environment and to provide
12 view corridors; and

13 (6) Providing for adequate, well-located and well-
14 designed open space and community facilities.

15 SECTION 4: Development in the PC District may con-
16 sist of any use or combination of uses that are specifically
17 approved for the property in the Planned Community Program. The
18 developer shall include in the Planned Community Program a
19 listing of the uses proposed and the general arrangement thereof
20 for each land use category within the proposed PC District. The
21 listing and general arrangement of the approved land uses shall
22 be shown in the Planned Community Program that is adopted as part
23 of the PC District approval.

24 SECTION 5: The number of dwelling units permitted
25 per gross acre in the PC District shall be determined at the time
26 the Planned Community Program is approved. The approved Planned
27 Community Program shall establish the maximum number of dwelling
28 units per gross acre for each residential category, as well as
29 for the entire property.

30 SECTION 6: The minimum site area that is eligible
31 for reclassification to the PC Zoning District is three thousand
32 acres. Additional tracts which contain less than the minimum

1 site area and which are contiguous to property previously zoned
2 PC may also be zoned PC by the City Council if they otherwise
3 qualify for the PC zoning designation and, at the time of such
4 reclassification, are owned by or are under the control of the
5 same property owner (including its successors and assigns) that
6 applied for and obtained PC zoning on the original property so
7 zoned. The reclassification of any such additional property
8 shall be made subject to an approved Planned Community Program
9 applicable to that property.

10 SECTION 7: (A) Before submitting an application for
11 PC District zoning, the prospective developer or its authorized
12 representative shall engage in a presubmission conference with
13 the staff of the Department of Community Planning and Development
14 to discuss preliminary land planning, including land use rela-
15 tionships, residential density, transportation systems, community
16 facilities and landscaping and open space provisions.

17 (B) Plans and documentation which must accompany a
18 rezoning application are as follows:

19 (1) A Development Plan for the property, including
20 general land use designations, transportation plans and plans for
21 open space and community facilities. A general phasing plan
22 shall be included to indicate the intended timing of
23 development;

24 (2) Development Standards that set forth den-
25 sities; building height, bulk and setback requirements; require-
26 ments for signage, landscaping, parking and open space; and pro-
27 cedures for site plan review and for modifying and deviating from
28 the Planned Community Program;

29 (3) Storm drainage information, which shall con-
30 sist of a preliminary drainage study completed by a registered
31 professional engineer on a map with a minimum contour interval of
32 five feet;

1 (4) Conceptual utility layout that includes ten-
2 tative sewer and water main corridors; and

3 (5) Proposed conditions, covenants and restric-
4 tions, including design guidelines.

5 SECTION 8: (A) The initial zoning approval of a PC
6 District shall consist of a review and recommendation by the
7 Planning Commission and approval by the City Council, in accor-
8 dance with the provisions of Chapter 19.92. The approval of a PC
9 District by the City Council shall be accomplished directly by
10 ordinance and shall include the approval and adoption of a
11 Planned Community Program. An approved Planned Community Program
12 shall be a matter of record and shall be made available in the
13 Department of Community Planning and Development.

14 (B) The developer (and its successors and assigns) may
15 develop property in the PC District in accordance with, but only
16 in accordance with, the approved Planned Community Program and
17 any approved modifications thereto or deviations therefrom. No
18 modification or deviation shall be effective unless and until it
19 is approved in accordance with subsection (C) of this Section and
20 the procedures set forth in the Planned Community Program. The
21 Director of the Department of Community Planning and Development
22 may request modification of a Program in accordance with the
23 modification procedures set forth in the Program.

24 (C) A Planned Community Program shall contain proce-
25 dures to provide for modification of and deviation from the
26 Program pursuant to review by the Director of the Department of
27 Community Planning and Development, the Planning Commission or
28 the City Council, or any combination thereof, and such procedures
29 shall be exclusive of any other procedure, other than the proce-
30 dures for notification of public hearings, that is provided in
31 this Title for the approval of any reclassification, variance or
32 special use permit. With respect to any modification or

1 deviation that requires approval by the Planning Commission or
2 City Council, or both, the modification or deviation may be
3 approved only upon a finding by the Planning Commission or City
4 Council, as the case may be, that:

5 (1) The requested modification or deviation, if
6 approved, will not affect the rights of property owners or resi-
7 dents within the PC District to maintain and enforce previously
8 approved conditions, covenants and restrictions and other rights
9 in the Planned Community Program; and

10 (2) The requested modification or deviation, if
11 approved, will be consistent with the planning objectives and
12 goals of the approved Planned Community Program.

13 SECTION 9: (A) Each site plan that is submitted in
14 connection with the implementation of a Planned Community Program
15 shall be reviewed for conformance therewith by the Director of
16 the Department of Community Planning and Development. The Direc-
17 tor may require modifications that bring the site plan into con-
18 formance with applicable standards of health, safety and welfare
19 and may recommend design adjustments to better fulfill the intent
20 of the Planned Community Program approval and the purposes of the
21 PC District.

22 (B) An applicant that is aggrieved by the decision of
23 the Director of the Department of Community Planning and Develop-
24 ment with respect to a proposed site plan may request a review of
25 such decision by the Planning Commission. An applicant that is
26 aggrieved by the decision of the Planning Commission may appeal
27 such decision to the City Council by filing a written request for
28 appeal with the City Clerk within 15 calendar days after the date
29 of the Planning Commission's decision.

30 SECTION 10: (A) The applicant shall pay a filing fee
31 of twenty-five dollars (\$25) for each request for review or
32 appeal to either the Planning Commission or the City Council

1 under this Chapter or the provisions of an approved Planned Com-
2 munity Program. If such review or appeal will involve a public
3 hearing, the filing fee shall be two hundred dollars (\$200).

4 (B) With respect to any review or appeal that is
5 described in this Section and that will involve a public hearing,
6 the notification of public hearing shall be in conformity with
7 the procedure set forth in Article I of Chapter 19.88.

8 SECTION 11: A minimum of 20 percent of the gross
9 property area in the PC District shall consist of open space,
10 recreation facilities, pedestrian and bikeway facilities, other
11 common community facilities and landscaped areas in public
12 rights-of-way. Any private recreation facility which serves more
13 than one individual lot may be counted as a part of the minimum
14 requirement. Specific open space and landscaped area require-
15 ments shall be set forth in the Planned Community Program.

16 SECTION 12: All development shall conform to the
17 standard street and subdivision design requirements set forth in
18 Title 18, except as otherwise provided for specifically in an
19 approved Planned Community Program.

20 SECTION 13: (A) Except as otherwise provided for in
21 this Chapter or in an approved Planned Community Program, the
22 provisions of Chapters 19.88 (relating to variances), 19.90
23 (relating to special use permits) and 19.92 (relating to amend-
24 ments and reclassifications) shall not apply to property in the
25 PC District.

26 (B) With regard to any issue of land-use regulation
27 that may arise in connection with the PC District and that is not
28 addressed or provided for specifically in this Chapter or in an
29 approved Planned Community Program, the Director of the Depart-
30 ment of Community Planning and Development may apply by analogy
31 the general definitions, principles and procedures set forth in
32 Title 19, taking into consideration the intent of the approved

1 Planned Community Program.

2 SECTION 14: Title 19, Chapter 6, Section 10, of the
3 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
4 hereby amended to read as follows:

5 19.06.010: In order to classify, regulate and segregate the uses
6 of land and buildings, to regulate height and bulk of buildings,
7 to regulate the yards and open spaces about the buildings, and to
8 carry out the purposes of this Title in the promotion of the
9 public health, safety, morals and convenience, [twenty-three]
10 twenty-four classes of zoning districts are established, to be
11 known as follows:

- 12 (A) N-U Non-Urban;
13 (B) R-A Ranch Acres;
14 (C) R-E Residence Estates;
15 (D) R-D Single-family Residence, Restricted;
16 (E) R-PD Residential Planned Development;
17 (F) PC Planned Community District;
18 [(F)](G) R-1 Single-family Residence;
19 [(G)](H) R-MH Mobile Home Residence;
20 [(H)](I) R-CL Single-family Compact Lot;
21 [(I)](J) R-2 Two-family Residence;
22 [(J)](K) R-3 Limited Multiple Residence;
23 [(K)](L) R-4 Apartment Residence;
24 [(L)](M) R-5 Downtown Apartment;
25 [(M)](N) R-6 High-rise Apartment;
26 [(N)](O) R-MHP Residential Mobile Home Park;
27 [(O)](P) P-R Professional Offices and Parking;
28 [(P)](Q) C-C Neighborhood Commercial Center;
29 [(Q)](R) C-D Designed Commercial;
30 [(R)](S) C-1 Limited Commercial;
31 [(S)](T) C-2 General Commercial;
32 [(T)](U) C-PB Planned Business Park;

1 ~~[(U)]~~(V) C-M Commercial Industrial;

2 ~~[(V)]~~(W) M Industrial;

3 ~~[(W)]~~(X) C-V Civic.

4 SECTION 15: Title 19, Chapter 55, Section 10, of the
5 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
6 hereby amended to read as follows:

7 19.55.010: (A) An LPG installation which includes tanks with
8 an aggregate water capacity of two hundred eighty-eight gallons
9 or less is permitted as of right in any zoning district, subject
10 to the requirements applicable to such district, if the installa-
11 tion complies with the provisions of NRS 590.465 et seq. and
12 regulations duly promulgated thereunder.

13 (B) An LPG installation which includes tanks with an
14 aggregate water capacity of more than two hundred eighty-eight
15 gallons is not permitted as of right in any zoning district.
16 Such an installation may be allowed [in]:

17 (1) In the C-1, C-2, C-PB, C-M, M and C-V Zoning Districts,
18 but only by means of a special use permit, in each case pursuant
19 to the procedure provided for in Section 19.90.080[.];

20 (2) In the PC Zoning District, in accordance with the
21 provisions of Sections 2 to 13, inclusive, of this Ordinance.

22 (C) The aggregate capacity provisions of this Section
23 shall not apply to mobile home parks or similar multiple-unit
24 installations whose units are served by individual tanks if:

25 (1) The tanks are not interconnected; and

26 (2) Each individual tank has a water capacity of less than
27 one hundred twenty-five gallons.

28 SECTION 16: Title 19, Chapter 88, Section 10, of the
29 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
30 hereby amended to read as follows:

31 19.88.010: When practical difficulties, unnecessary hardships
32 or dictates inconsistent with the general purpose of this Title

1 will result through the strict and literal interpretation and
2 enforcement of the provisions hereof, the Board of Zoning Adjust-
3 ment shall have authority, as an administrative act subject to
4 the provisions of this Chapter, to grant upon such conditions as
5 it may determine, such variance from the provisions of this Title
6 as may be in harmony with its general purpose and intent, so that
7 the spirit of this Title is observed and the public safety,
8 welfare and convenience maintained. The provisions of this
9 Chapter shall not apply to property in the PC Zoning District,
10 except with respect to notification of public hearings.

11 SECTION 17: Title 19, Chapter 90, Section 50, of the
12 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
13 hereby amended to read as follows:

14 19.90.050: When valid, an application for a special use permit
15 may be accepted for processing by the Secretary of the Board of
16 Zoning Adjustment only if the provisions of this [title] Title
17 specifically state that a special use permit is permissible for
18 the particular use requested in that zone. This Chapter shall
19 not apply to property in the PC Zoning District. Special use
20 permits may be granted for any of the following:

21 (A) Any of the uses or purposes for which such special use
22 permits are required or permitted specifically by the provisions
23 of this Title. A special use permit for a church shall include
24 such activities as church services, Sunday school services,
25 church club activities, and may also include other church func-
26 tions, such as nursery facilities, preschool classes, day camp
27 programs, formal education programs, and all other uses directly
28 related to the church function; provided, however, that all con-
29 templated uses shall be specifically stated in the application
30 for such special use permit. If, after approval of the special
31 use permit, additional church uses not specifically covered by
32 the existing special use permit are proposed, said uses may be

1 added by following the procedures required for the issuance of
2 special use permits in the first instance; provided, however,
3 that no additional filing fee will be required.

4 (B) Public utilities or public service uses or public
5 buildings in any district, other than the PC District, when found
6 to be necessary for the public health, welfare, safety and con-
7 venience.

8 SECTION 18: Title 19, Chapter 92, Section 20, of the
9 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
10 hereby amended to read as follows:

11 19.92.020: Whenever the public health, welfare, safety or con-
12 venience [shall require] requires, or subsequent growth and
13 development factors in the community [shall] indicate, the need,
14 in pursuit of the objectives identified in the comprehensive
15 general plan, the City Council may, from time to time, upon
16 recommendation by the Planning Commission, reclassify any parcel
17 [of land, area of the City or portion of any area of the City] or
18 area of land within the City, other than a parcel or area in the
19 PC District, from one zoning district to another by realignment
20 of the zoning district boundary lines.

21 SECTION 19: Whenever in this ordinance any act is
22 prohibited or is made or declared to be unlawful or an offense or
23 a misdemeanor, or whenever in this ordinance the doing of any act
24 is required or the failure to do any act is made or declared to
25 be unlawful or an offense or a misdemeanor, the doing of any such
26 prohibited act or the failure to do any such required act shall
27 constitute a misdemeanor and upon conviction thereof, shall be
28 punished by a fine of not more than \$1,000.00 or by imprisonment
29 for a term of not more than six (6) months, or by any combination
30 of such fine and imprisonment. Any day of any violation of this
31 ordinance shall constitute a separate offense.

32 SECTION 20: If any section, subsection, subdivision,

1 paragraph, sentence, clause or phrase in this ordinance or any
2 part thereof, is for any reason held to be unconstitutional or
3 invalid or ineffective by any court of competent jurisdiction,
4 such decision shall not affect the validity or effectiveness of
5 the remaining portions of this ordinance or any part thereof.
6 The City Council of the City of Las Vegas, Nevada, hereby
7 declares that it would have passed each section, subsection, sub-
8 division, paragraph, sentence, clause or phrase thereof irrespec-
9 tive of the fact that any one or more sections, subsections, sub-
10 divisions, paragraphs, sentences, clauses or phrases be declared
11 unconstitutional, invalid or ineffective.

12 SECTION 21: All ordinances or parts of ordinances,
13 sections, subsections, phrases, sentences, clauses or paragraphs
14 contained in the Municipal Code of the City of Las Vegas, Nevada,
15 1983 Edition, in conflict herewith are hereby repealed.

16 PASSED, ADOPTED AND APPROVED this 1st day of April,
17 1987.

18 APPROVED:

19 BY William H. Briare
20 WILLIAM H. BRIARE, MAYOR

21 ATTEST:

22 Carol Ann Hawley
23 CAROL ANN HAWLEY, CITY CLERK

Approved
[Signature]
4-6-87

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of March, 1987, and referred to the following committee composed of Councilmen Lurie and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of April, 1987, which was a regular meeting of said Council; 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" Councilmen: Bunker, Levy, Lurie, Nolen and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: NONE

APPROVED:

William H. Briare
WILLIAM H. BRIARE, MAYOR

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, CITY CLERK

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CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of One insertions from period of April 4, 1987 to April 4, 1987 inclusive, being the issue of said newspaper for the following dates, to wit:

April 4, 1987

That said newspaper was regularly issued and circulated on each of the dates above named.

BILL NO. 87-19
Ordinance No. 3284
AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERE- TO A NEW CHAPTER, DESIGNAT- ED AS CHAPTER 19 OF SAID TITLE, TO CREATE THE PLANNED COM- MUNITY (PC) ZONING DISTRICT FOR LARGE-SCALE PLANNED COMMUNITIES; PROVIDING PEN- ALTIES FOR VIOLATIONS HERE- OF; PROVIDING FOR OTHER MAT- TERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF OR- DINANCES IN CONFLICT HERE- WITH.
SPONSORED BY:
Councilman Ran Lurie
SUMMARY:
Creates the Planned Community (PC) Zoning District for large-scale planned communities.
The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of March, 1987, and referred to the following committee composed of Councilmen Lurie and Levy for rec- ommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of April, 1987, which was a regular meeting of said Council; that at said regular meeting, the proposed ordi- nance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen:
Bunker, Levy, Lurie, Nalen and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDI- NANCE ARE AVAILABLE FOR PUB- LIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 4, 1987

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me this 4 day of April, 1987

Glenda L. Harris
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



GLENDAL. HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1990

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of One insertions from period of March 21, 1987 to March 21, 1987 inclusive, being the issue of said newspaper for the following dates, to wit:

March 21, 1987

That said newspaper was regularly issued and circulated on each of the dates above named.

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me this 23rd day of March, 1987

Marjorie E. Ouellette
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA

BILL NO. 87-19
AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 19 OF SAID TITLE, TO CREATE THE PLANNED COMMUNITY (PC) ZONING DISTRICT FOR LARGE-SCALE PLANNED COMMUNITIES; PROVIDING PENALTIES FOR VIOLATIONS HERETO; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
Sponsored by: Councilman Ron Lurie
Summary: Creates the Planned Community (PC) Zoning District for large-scale planned communities. At a City Council meeting MARCH 18, 1987
BILL NO. 87-19 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: COUNCILMEN Lurie and Levy
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: March 21, 1987



MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 2, 1989

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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April 4, 1987

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BILL NO. 87-19,
Ordinance No. 3284
AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 19 OF SAID TITLE, TO CREATE THE PLANNED COMMUNITY (PC) ZONING DISTRICT FOR LARGE-SCALE PLANNED COMMUNITIES; PROVIDING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
SPONSORED BY:
Councilman Ron Lurie
SUMMARY:
Creates the Planned Community (PC) Zoning District for large-scale planned communities.
The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of March, 1987, and referred to the following committee composed of Councilmen Lurie and Levy for recommendation; thereafter, the said committee reported favorably on said ordinance on the 1st day of April, 1987, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adapted by the following vote:
VOTING "AYE" Councilmen:
Bunker, Levy, Lurie, Nolen and Mayor Briere
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 4, 1987

SIGNED _____

George J. Vasconi

GEORGE J. VASCONI

Subscribed and sworn to before me this 10 day of April, 19 87

Glenda L. Harris

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



GLENDAL HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1990



083350

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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That said newspaper was regularly issued and circulated on each of the dates above named.

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Sponsored by: Councilman Ron Lurie
Summary: Creates the Planned Community (PC) Zoning District for large-scale planned communities.
At a City Council meeting MARCH 18, 1987
BILL NO. 87-19 WAS READ BY TITLE AND REFERRED TO REC- OMMENDING COMMITTEE: COUNCILMEN Lurie and Levy
COPIES OF THE COMPLETE ORDI- NANCE ARE AVAILABLE FOR PUB- LIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: March 21, 1987

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me this 20th day of March, 19 87

Marjorie E. Ouellette
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Aug. 2, 1989

CITY CLERK
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