

ORDINANCE NO. 1460

AN ORDINANCE TO CORRECT ERROR MADE BY THE CODIFIER BY AMENDING TITLE XI, CHAPTER 1, SECTION 12, SUBSECTION (A), PARAGRAPH 4, SUBPARAGRAPH (c) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO PROVIDE FOR THE FOLLOWING CHANGES IN MINIMUM STANDARDS AND CRITERIA FOR CONVALESCENT HOMES: A DECREASE IN THE NUMBER OF MINIMUM SQUARE FEET, AN INCREASE IN THE MAXIMUM BED DENSITY, AUTHORIZING FOUR STORY HEIGHT BUILDINGS, AND PROVIDING SETBACK LINES; TO CORRECT ERROR MADE BY THE CODIFIER BY AMENDING TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (D), BY ADDING THERETO A PARAGRAPH TO BE DESIGNATED PARAGRAPH 4 PROVIDING FOR A DISCRETIONARY ALLOWANCE OF AN AVERAGE REAR SETBACK LINE ON IRREGULAR SHAPED LOTS IN R-A, R-E, R-R, R-1 AND R-2 ZONES; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Title XI, Chapter 1, Section 12, Subsection (A), Paragraph 4, Subparagraph (c) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-12 (A) 4. (c) Convalescent homes as defined herein, provided the

convalescent home meets the following criteria and standards:

- (1) Size of Plot: Ten thousand square feet (10,000 sq. ft.).
- (2) Density: Fifty (50) patient beds per acre.
- (3) Building Line Setbacks and Height as follows:
 - a. One (1) Story Structure: Twenty-five feet (25') from all property lines.
 - b. Two (2) Story Structure: Thirty-five feet (35') from all property lines.
 - c. Three (3) Story Structure: Forty-five (45') from all property lines.
 - d. Four (4) Story Structure: Fifty feet (50') from all property lines.
- (4) Off-Street Parking: One (1) space for each two (2) patient beds.
- (5) Buffer Planting: Minimum of ten feet (10') wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a height of six feet (6') or a wall built to approved design, built to a height of six feet (6'), except that the front yard fence or wall shall be erected to a maximum height of four feet (4') with that portion, which is more than two feet (2') high being fifty percent (50%) open.

(6) Access: All institutions of this type shall be located either on a major street as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of forty-eight feet (48').

SECTION 2. Title XI, Chapter 1, Section 6, Subsection (D) of said Municipal Code is hereby amended by adding thereto the following paragraph, designated Paragraph 4.

11-1-6 (D) 4. In R-A, R-E, R-R, R-1 and R-2 zones the Planning Commission shall have authority to permit one corner of the main building to extend closer to the rear lot line than the minimum distance set forth in the respective zones providing the average depth between the rear lot line and the main building conforms to that distance specified in each respective zone, and further providing that no portion of the building shall be closer than ten feet (10') to the rear lot line. This discretion shall be permitted only on irregular shaped lots and shall not apply to additions to or remodeling of existing structures.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.


SECTION 5. All ordinances or parts of ordinances, sections, subsections, phrases, clauses, sentences or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 3rd day of June

1970.


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 20th day of May, 1970, and referred to the following committee composed of Commissioners Corey and Coblentz for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of June, 1970, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE" Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson

VOTING "NAY" None ABSENT: None

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole
Edwina M. Cole, City Clerk