

ORDINANCE NO. 1437

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION R, PARAGRAPH 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO PROVIDE FOR EXCEPTIONS TO THE REQUIREMENT THAT PLANNED UNIT DEVELOPMENTS ARE REQUIRED TO HAVE FRONTAGE ON A DEDICATED RIGHT-OF-WAY AND AN EASEMENT OF ACCESS; 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 6, Subsection R, Paragraph 1 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-6 (R): 1. The purpose of a planned unit development is to allow maximum flexibility and innovation in residential design and land utilization. It is not intended primarily to be used to reduce the cost of residential development, nor is it intended to provide rental units in the single family districts. A planned unit development may consist of single family units, town-houses, cluster units, condominiums, garden apartments or any combination thereof. The lot sizes, building heights, distance between buildings and yard requirements of the particular zone wherein located may be waived for planned unit development; however, the density of the zone wherein located must be observed on the overall development.

In the case of condominiums, if a portion of the land is to be held in joint ownership by the occupants with individual ownership of lots, the lots do not have to front on dedicated right-of-way provided that the land held under joint ownership does front on dedicated right-of-way and further provided that an easement of access is recorded providing access to each lot. If all of the land is to be held in joint ownership and individual ownership in fee simple will involve only air space, the individual ownership of air space will not require an easement of access, provided the land under joint ownership abuts dedicated right-of-way.


SECTION 2. 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 months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 3. All ordinances or parts of ordinances, sections, subsections, phrases, clauses 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 7th day of January, 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 10th day of December, 1969, and referred to the following committee composed of Commissioners Thornley and Coblentz for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of January, 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, MAYOR

ATTEST:

  
Edwina M. Cole, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA )  
COUNTY OF CLARK ) SS

Louie Muratore being first duly sworn, deposes and says that he is foreman 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 two insertions from period of January 10, 1969 to January 17, 1970 inclusive, being the issue of said newspaper for the following dates, to wit:

January 10, 17, 1970

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

SIGNED *L. Muratore*  
LOUIE MURATORE

Subscribed and sworn to before me this 17th day of January, 1970.

*Jo Ann Khamis*  
NOTARY PUBLIC, IN AND FOR  
CLARK COUNTY, NEVADA

ORDINANCE NO. 1437  
AN ORDINANCE TO AMEND TITLE XI,  
CHAPTER 1, SECTION 6, SUBSECTION  
R, PARAGRAPH 1 OF THE MUNICIPAL  
CODE OF THE CITY OF LAS VEGAS,  
NEVADA, 1960 EDITION, TO PROVIDE

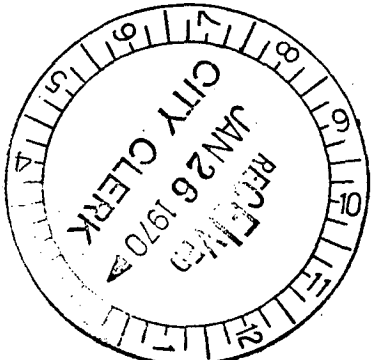
FOR EXCEPTIONS TO THE  
REQUIREMENT THAT PLANNED UNIT  
DEVELOPMENTS ARE REQUIRED TO  
HAVE FRONTAGE ON A DEDICATED  
RIGHT-OF-WAY AND AN EASEMENT  
OF ACCESS, PROVIDING OTHER  
MATTERS PROPERLY RELATING  
THEREBY, PROVIDING PENALTIES  
FOR THE VIOLATION HEREOF, AND  
REPEALING ALL ORDINANCES OR  
PARTS OF ORDINANCES IN CONFLICT  
HEREWITH.

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

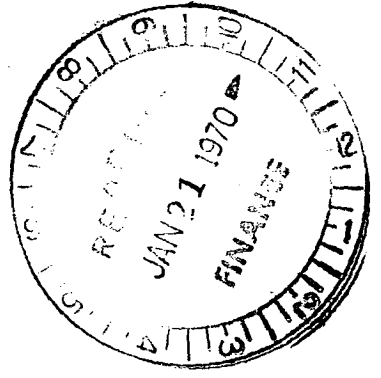
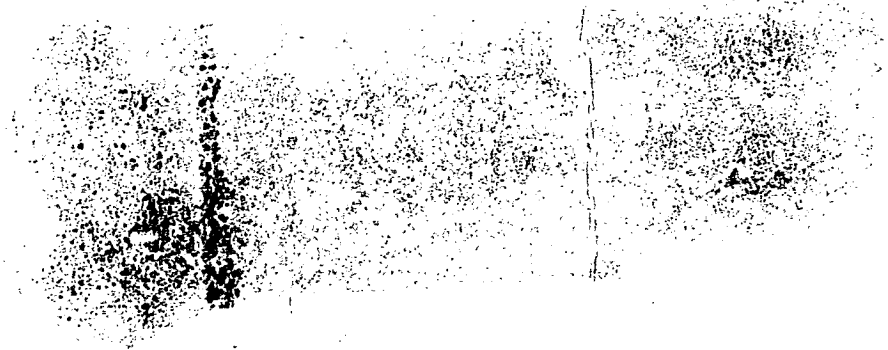
SECTION 6, Title XI, Chapter 1, Sec-  
tion 6, Subsection R, Paragraph 1 of the  
Municipal Code of the City of Las Vegas,  
Nevada, 1960 Edition, is hereby amended  
to read as follows:

1. The purpose of a planned unit develop-  
ment is to allow maximum flexibility  
and innovation in residential design and  
land utilization. It is not intended pri-  
marily to be used to reduce the cost of  
residential development, nor is it in-  
tended to provide rental units in the  
single family districts. A planned unit  
development may consist of single fam-  
ily units, town-houses, cluster units,  
condominiums, garden apartments or  
any combination thereof. The lot sizes,  
building setbacks, distance between  
buildings and yard requirements of the  
particular zone wherein located may be  
waived for planned unit development;  
however, the standards of the zone where  
in located must be observed on the  
overall development.  
In the case of condominiums, if a portion  
of the land is to be held in joint own-  
ership by the occupants with individual  
ownership of lots, the lots do not have  
to front on a dedicated right-of-way pro-  
vided that the land held under joint  
ownership does front on a dedicated  
right-of-way and further provided that  
an easement of access is recorded pro-  
viding access to each lot. If all of the  
land is to be held in joint ownership  
and individual ownership in fee simple  
will involve only air space, the indivi-  
dual ownership of air space will not re-  
quire an easement of access provided  
the land under joint ownership abuts  
dedicated right-of-way.

 **JO ANN KHAMIS**  
Notary Public—State of Nevada  
CLARK COUNTY  
My Commission Expires Jan. 15, 1972

 RECEIVED  
JAN 26 1970  
CITY CLERK

14105



**SECTION 2.** 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 months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

**SECTION 3.** All ordinances or parts of ordinances, sections, subsections, phrases, clauses 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 7th day of January, 1970.

**ORAN K. GRAGSON, MAYOR**

**ATTEST:**

**EDWIN M. COLE**

City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 10th day of December, 1969, and referred to the following committee composed of commissioners Thornley and Coblenz for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of January, 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 Coblenz, Thornley, Howary, Corey, and Mayor Gragson.

**VOTING "NAY":** None. **ABSENT:** None.

**APPROVED:**

**ORAN K. GRAGSON, MAYOR**

**ATTEST:**

**EDWINA M. COLE, City Clerk**

(SEAL)

Jan. 10, 1970