

BILL NO. 99-61

ORDINANCE NO. 5182

AN ORDINANCE RELATING TO ZONING; AMENDING THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO ALLOW CONDOMINIUMS AND MULTI-FAMILY USES IN THE P-R, N-S, O, C-D, C-1 AND C-2 ZONING DISTRICTS BY MEANS OF SPECIAL USE PERMIT; AMENDING SECTION 19A.04.050(B) OF THE ZONING CODE TO ESTABLISH LOCATIONAL LIMITATIONS AND MINIMUM STANDARDS UNDER WHICH THOSE USES MAY BE ALLOWED BY MEANS OF SPECIAL USE PERMIT; PROVIDING FOR OTHER MATTERS RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Oscar B. Goodman

Summary: Amends the Zoning Code to allow certain types of mixed-use development by means of special use permit.

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

SECTION 1: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended to indicate that condominium and multi-family uses may be permitted by means of Special Use Permit in the P-R, N-S, O, C-D, C-1 and C-2 Zoning Districts, and that a Special Use Permit to allow those uses is subject to certain limitations and base standards.

SECTION 2: In order to reflect the amendment described in Section 1, the "Residential & Lodging" element of Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is amended to add the letter "S" (indicating Special Use Permit) in every box which represents the intersection of the rows for "Condominium" and "Multi-family," respectively, and the columns for the P-R, N-S, O, C-D, C-1 and C-2 Zoning Districts, respectively. In addition, in the row for the use "Condominium" and the row for the use "Multi-Family," an asterisk shall be added following each term to indicate the existence of applicable limitations and base standards.

SECTION 3: Section 19A.04.050(B) of the Zoning Code of the City of Las Vegas is hereby amended by adding thereto two new subdivisions, reading as follows:

...

1 **CONDOMINIUM (RESIDENTIAL) [P-R, N-S, O, C-D, C-1, C-2] (Limited Area)**

2 *1. The condominium use is limited to the following areas:

3 The Downtown Las Vegas Redevelopment Area, as established by Ordinance Nos.
4 3218, 3339, 3637 and 4036.

5 *2. The condominium use shall be developed only in connection with ground-level non-
6 residential development, and, in the case of a multi-floor structure, shall not itself be permitted on the
7 ground floor, except for access and entryways.

8 3. Structures associated with the use shall comply with the following design criteria:

9 a. The primary resident/guest entryway to the condominium use shall be
10 independent of ground floor commercial uses, and shall be directly from and oriented to a street.

11 b. The overall architecture of the front elevation shall highlight the difference in
12 uses through variations in volume and proportion, and shall be treated as a cohesive whole through
13 finishes and colors.

14 **MULTI-FAMILY [P-R, N-S, O, C-D, C-1, C-2] (Limited Area)**

15 *1. The multi-family use is limited to the following areas:

16 The Downtown Las Vegas Redevelopment Area, as established by Ordinance Nos.
17 3218, 3339, 3637 and 4036.

18 *2. The multi-family use shall be developed only in connection with ground-level non-
19 residential development, and, in the case of a multi-floor structure, shall not itself be permitted on the
20 ground floor, except for access and entryways.

21 3. Structures associated with the use shall comply with the following design criteria:

22 a. The primary resident/guest entryway to the multi-family use shall be
23 independent of ground floor commercial uses, and shall be directly from and oriented to a street.

24 b. The overall architecture of the front elevation shall highlight the difference in
25 uses through variations in volume and proportion, and shall be treated as a cohesive whole through
26 finishes and colors.

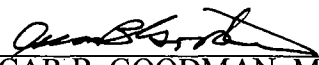
27 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
28 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid

1 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
2 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
3 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
4 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
5 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
6 invalid or ineffective.

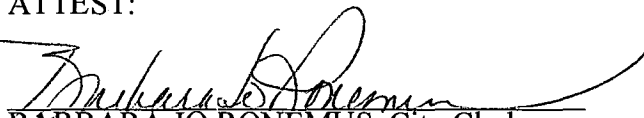
7 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
8 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
9 1983 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED and APPROVED this 3rd day of November, 1999.

11 APPROVED:

12 By 
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 
16 BARBARA JO RONEMUS, City Clerk

17
18 APPROVED AS TO FORM:

19 Val Steed 9-21-99
20 Date
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1 The above and foregoing ordinance was first proposed and read by title to the City Council on
2 the 6th day of October, 1999 and referred to the following committee composed of
3 Councilmen McDonald and Brown for recommendation; thereafter the said committee reported
4 favorably on said ordinance on the 3^d day of November, 1999 which was a regular meeting
5 of said Council; that at said regular meeting, the proposed ordinance was read by title to the
6 City Council as first introduced and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers M. McDonald, Reese Brown and
8 L. McDonald

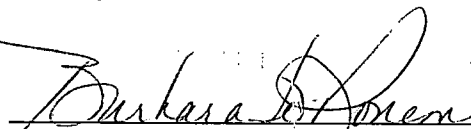
9 VOTING "NAY": NONE

10 EXCUSED: NONE

11 APPROVED:

12 
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 
16 BARBARA JO RONEMUS, City Clerk
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RECEIVED
CITY CLERK

AFFP DISTRICT COURT
Clark County, Nevada

1999 OCT 27 A 10:42

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Barbara Linford, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
972765

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/22/99 to 10/22/1999, on the following days: OCTOBER 22, 1999

Signed:

Barbara Linford

SUBSCRIBED AND SWORN BEFORE ME THIS THE 25

day of October 1999

Mary B. Sheffield

Notary Public

BILL NO. 99-61

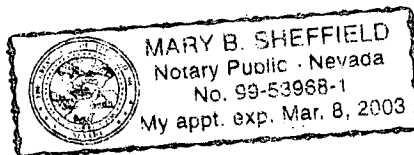
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Sponsored by: Mayor Oscar B. Goodman
Summary: Amends the Zoning Code to allow certain types of mixed-use development by means of special use permit

At a City Council meeting
OCTOBER 6, 1999
BILL NO. 99-61 WAS READ BY TITLE
AND REFERRED TO RECOMMENDING
COMMITTEE: Councilmen
M. McDonald and Brown

COPIES OF THE COMPLETE BILL ARE
AVAILABLE FOR PUBLIC INFORMATION
IN THE OFFICE OF THE CITY CLERK,
1ST FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS, NEVADA

PUB: October 22, 1999
Las Vegas Review-Journal



AFFP

DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Barbara Linford, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
992678

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/05/99 to 11/05/1999, on the following days: NOVEMBER 5, 1999

Signed:

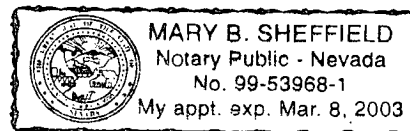
Barbara Linford

SUBSCRIBED AND SWORN BEFORE ME THIS THE 5th

day of November 1999

Mary B. Sheffield

Notary Public



1999 NOV 15 P 2:20

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ported favorably on said ordinance on
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by title to the City Council as first intro-
duced and adopted by the following
vote:
VOTING "AYE" Mayor Goodman and
Councilmembers M. McDonald, Reese,
Brown, L. McDonald
VOTING "NAY" NONE
EXCUSED: NONE
COPIES OF THE COMPLETE ORDINANCE
ARE AVAILABLE FOR PUBLIC INFORMA-
TION IN THE OFFICE OF THE CITY
CLERK, 1ST FLOOR, 400 EAST STEW-
ART AVENUE, LAS VEGAS, NEVADA.
PUB: November 5, 1999
Las Vegas Review-Journal