

SECOND AMENDMENT

BILL NO. 2000-87

ORDINANCE NO. 5275

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Willard Tim Chow,
Director of Planning and Development

Summary: Updates the City's subdivision and
land development regulations.

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

**SECTION 1: Title 18, Chapter 2, Section 10, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:**

18.02.010: The provisions of this Title are adopted pursuant to authority of NRS Chapter 278
(Planning and Zoning) and may be referred to as the Subdivision Regulations of the City of Las
Vegas.

**SECTION 2: Title 18, Chapter 2, Section 20, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:**

18.02.020: The provisions of this Title apply to all [divisions] development of land within the
boundaries of the City of Las Vegas. No application for the [division of land by a parcel map or
tentative/final map] development of land, or for approval of a division or map under this Title, shall
be approved unless the [division] application is determined to be in conformance with the
requirements of this Title and all applicable [zoning regulations.] development regulations, including
any standards, plans or policies that have been adopted so as to have a regulatory effect.

**SECTION 3: Title 18, Chapter 2, Section 30, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:**

18.02.030: The purpose and intent of this Title is to ensure that all [divisions of land occur]
development, division, and mapping under this Title occurs in conformance with State law; that such
[divisions are] activity is consistent with the City's General Plan (Master Plan) and [zoning
regulations;] applicable development regulations, including any standards, plans or policies that have

003927



1 been adopted by the City Council so as to have a regulatory effect; that required on-site and off-site
2 dedications and public improvements are properly installed or guaranteed; [or installed;] and that
3 appropriate process is followed in the review and approval of [such division of land.] applications
4 made under this Title.

5 SECTION 4: Title 18, Chapter 2, Section 40, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.02.040:** In [construction of] construing the language of this Title, the following rules shall be
8 observed, unless [such] the context clearly indicates the contrary or the construction would be
9 inconsistent with the manifest intent of the City Council:

10 (A) All provisions, terms, phrases and expressions contained in this Title shall be
11 construed in favor of carrying out the intent of the City Council. Terms used in this Chapter, unless
12 otherwise specifically provided, shall have the meanings set forth in NRS Chapter 278.

13 (B) The provisions of this Title shall be deemed to be the minimum requirements
14 adopted for the promotion of the public health, safety, comfort, convenience and general welfare.
15 Where any provision of this Title imposes a restriction upon the subject matter that differs from a
16 restriction imposed by another provision of this Code, the provision imposing the greater restriction
17 shall be deemed to be controlling.

18 (C) The time within which an action is to be taken shall be computed by excluding
19 the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday, that day
20 shall be excluded. [The] Unless otherwise stated, the following time-related words shall have the
21 meanings ascribed below:

22 (1) "Day" means a calendar day, [unless otherwise stated.]

23 (2) "Week" means seven consecutive calendar days.

24 (3) "Month" means a calendar month.

25 (4) "Year" means a calendar year, [, unless a fiscal year is indicated.]

26 (D) Whenever a provision of this Title requires the [head] director of a department
27 or some other City officer or employee to perform some act or duty, it shall be construed as
28 authorizing the [head] director of the department or other officer to designate, delegate and authorize

1 professional-level subordinates to perform the required act or duty, unless the terms of the provisions
2 or an applicable State statute specify otherwise.

3 (E) Section and subsection headings contained in this Title are for convenience
4 only and do not modify or limit the meaning or intent of any provision.

5 (F) [Unless the context clearly indicates the contrary, words] Words used in the
6 present tense shall include the future, words used in the plural shall include the singular, words used
7 in the singular shall include the plural and words of one gender shall include the other.

8 (G) The words "shall," "must" and "will" are [always] mandatory, [The term] and
9 the word "may" is discretionary.

10 (H) [Unless the context clearly indicates the contrary, conjunctions] Conjunctions
11 shall be interpreted as follows:

12 (1) "And" indicates that all connected items or provisions apply; and

13 (2) "Or" indicates that the connected items or provisions may apply singly
14 or in any combination.

15 (I) Words and phrases shall be construed according to the common and approved
16 usage of the language, but technical words and phrases and others that may have acquired a peculiar
17 and appropriate meaning in law shall be construed and understood according to such meaning.

18 (J) References to "written" information shall mean any representation of words,
19 letters or figures whether by printing or other form or method of writing.

20 SECTION 5: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
21 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 50,
22 reading as follows:

23 **18.02.050:** The Director of Planning and Development is responsible for the administration and
24 enforcement of this Title. In connection with that responsibility, the Director shall have the authority
25 to:

26 (A) Accept and process applications under this Title;

27 (B) Organize and maintain records associated with those applications;

28 (C) Cooperate with the Director of Public Works in administering and enforcing

1 this Title;

2 (D) Conduct the necessary review of maps which have been submitted under this
3 Title;

4 (E) Verify compliance with all zoning and development requirements;

5 (F) Adopt specifications and procedures relating to the administration of this Title;

6 (G) Take action to approve, deny or otherwise act upon subdivision and other maps
7 in accordance with the provisions of this Title;

8 (H) Approve or deny administrative exceptions and waivers in accordance with the
9 provisions of this Title;

10 (I) Perform any other function described in this Title that is not otherwise assigned
11 to a particular person or entity; and

12 (J) Delegate, designate or assign to another person any function described in this
13 Section or Title, except to the extent not permitted by law.

14 SECTION 6: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
15 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
16 reading as follows:

17 **18.02.060:** The Director of Public Works is responsible for the administration and enforcement
18 of any provisions of this Title that are assigned or delegated to the Director of Public Works by the
19 provisions of this Title. In connection with that responsibility, the Director of Public Works shall
20 have the authority to:

21 (A) Act upon and process applications under this Title, to the extent assigned or
22 delegated that responsibility;

23 (B) Cooperate with the Director of Planning and Development in administering and
24 enforcing this Title;

25 (C) Administer or enforce any provision of this Title which has been assigned to
26 the Director of Public Works;

27 (D) Conduct the necessary review of maps which have been submitted under this
28 Title;

1 (E) Adopt specifications and procedures relating to the role of the Director of
2 Public Works under this Title;

3 (F) Provide interpretations and references regarding applicable requirements for
4 off-site improvements, rights-of-way, dedications, and drainage and traffic studies;

5 (G) Provide comments or other input to ensure the inclusion of appropriate survey
6 data and related documentation;

7 (H) Approve or deny administrative exceptions and waivers in accordance with the
8 provisions of this Title; and

9 (I) Delegate, designate or assign to another person any function described in this
10 Section, except to the extent not permitted by law.

11 SECTION 7: Title 18, Chapter 4, Section 60, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.04.060:** "City standards" means, in their most recent editions and with the most recent
14 amendments adopted by the City, the Standard Drawings for Public Works Construction Off-Site
15 Improvements, Clark County, Nevada; Uniform Standard Specifications for Public Works
16 Construction Off-Site Improvements, Clark County, Nevada; Uniform Regulations for the Control
17 of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood
18 Control District; Design and Construction Standards for Wastewater Collection Systems of Southern
19 Nevada; Summerlin Development Standards; Summerlin Revised Improvement Standards; Urban
20 Design Standards; Landscape, Wall and Buffer Standards; and any other engineering , development
21 or design standards and specifications adopted by the City[.] Council. The term includes standards
22 for public improvements and standards for private improvements required under this Title.

23 SECTION 8: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
24 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 65,
25 reading as follows:

26 **18.04.065:** "Common interest community" means real estate with respect to which a person, by
27 virtue of his ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership
28 of a unit" does not include holding a leasehold interest of less than 20 years in a unit, including

1 options to renew.

2 SECTION 9: Title 18, Chapter 4, Section 100, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.04.100:** "Director" means the Director of [Community] Planning and Development or the
5 Director's designee, unless a specific provision indicates otherwise.

6 SECTION 10: Title 18, Chapter 4, Section 150, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.04.150:** ["Local access drive"] "Private drive" means a private roadway[, typically created as
9 an easement,] that provides access: [to]

10 (A) To a limited number of individual dwelling units and their respective garage
11 units, driveways or parking spaces within developments [where all land] in which the private roadway
12 is held in common[.] ; or

13 (B) Within a commercial subdivision.
14 A [local access] private drive typically is a dead-end or looped roadway that intersects with a
15 [collector access drive.] public roadway.

16 SECTION 11: Title 18, Chapter 4, Section 160, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

18 SECTION 12: Title 18, Chapter 4, Section 170, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.04.170:** "Driveway" means the improved area [connecting a garage to a public or private street
21 or to a private access drive.] that provides ingress and egress between a roadway and adjoining
22 property.

23 SECTION 13: Title 18, Chapter 4, Section 180, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.04.180:** "Private easement" means a right granted by a property owner, generally described and
26 established in a [real estate deed/document or recorded subdivision] recorded document or map, to
27 permit a general or specific use by a specific person, group or agency. Private easements are not
28 maintained by the City. Access to individual lots abutting private drives or private streets is generally

1 created through the granting of private access easements.

2 SECTION 14: Title 18, Chapter 4, Section 190, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.04.190:** "Public easement" means a right granted by a property owner, generally described and
5 established in a [real estate deed/document or recorded subdivision] recorded document or map, to
6 permit a general or specific use by the public, a public agency, a public utility or a public corporation,
7 if specified. The maintenance of public easements owned and controlled by the City may be assigned
8 to others if mutually agreeable between the City and the assigned party. Public easements can be
9 granted to overlap all or any portion of any private property or private easement.

10 SECTION 15: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
11 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 225,
12 reading as follows:

13 **18.04.225:** "Final Map Technical Review" means that process by which all technical aspects of
14 a proposed final map are reviewed, excluding the final submittal of approvable mylar copies in
15 preparation for recordation.

16 SECTION 16: Title 18, Chapter 4, Section 290, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.04.290:** "Lot lines" means the lines [abounding] bounding a lot.

19 SECTION 17: Title 18, Chapter 4, Section 340, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.04.340:** "Lot width" means the [narrower] lesser of the horizontal distances separating side lot
22 lines measured at the [from] front and rear building setback line.

23 SECTION 18: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
24 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 375,
25 reading as follows:

26 **18.04.375:** "Private improvements" means improvements installed within a development for
27 private or quasi-public purposes, but not owned or maintained by the City.

28 SECTION 19: Title 18, Chapter 4, Section 380, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.380:** "Public improvements" means streets, alleys, curbs, gutters, sidewalks, medians,
3 streetlighting systems, traffic control signage and systems, traffic signal systems and interconnect
4 facilities, sanitary sewer systems, drainage facilities, fire hydrants, trails, trail paths, open space
5 improvements and other miscellaneous facilities and improvements to be owned by a public entity
6 that are generally for the benefit of the subdivision or development and are required by the City to be
7 constructed and accepted within public rights-of-way or public easements. Public improvements also
8 may include the dedication and construction of park facilities to be accepted by the City, and
9 dedication of public rights-of-way and easements, as applicable. [Improvements other than those
10 described in the preceding sentences are "private improvements."]

11 SECTION 20: Title 18, Chapter 4, Section 390, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.04.390:** "Roadway" means a public or private corridor for pedestrian [and/or] or vehicular
14 movements (or both), along with [improvements, if any, and right-of-ways and/or easements.]
15 corresponding right-of-way and easements, and any improvements constructed therein.

16 SECTION 21: Title 18, Chapter 4, Section 400, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.04.400:** "Standards for [access] private drives" means those adopted City standards[, if any,]
19 governing the design and construction of private [access] drives.

20 SECTION 22: Title 18, Chapter 4, Section 470, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.04.470:** "Private street" means any roadway, other than a ["local access drive" or "collector
23 access drive,"] private drive, that is not owned by a public entity.

24 SECTION 23: Title 18, Chapter 4, Section 510, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.04.510:** "Surveyor" means a person currently [registered] licensed as a professional land
27 surveyor under the provisions of NRS Chapter 625.

28 SECTION 24: Title 18, Chapter 4, Section 530, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.530:** "Vacation" means the abandonment of a right-of-way or easement, or the
3 relinquishment of the City's interest (if any) in [U. S. Government Patent Reservations.] a government
4 patent reservation.

5 SECTION 25: Title 18, Chapter 6, Section 10, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.06.010:** The provisions of this Chapter set forth the administrative and procedural requirements
8 for the division of land by a parcel map. The parcel map process does not require Planning
9 Commission or City Council action. [The Director shall determine if a parcel map complies with this
10 Chapter, and shall issue final approval for and sign a parcel map if a determination of compliance is
11 made.]

12 SECTION 26: Title 18, Chapter 6, Section 60, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.06.060:** The Director, in conjunction with the Director of Public Works, shall determine
15 whether or not a parcel map complies with this Chapter. Upon determining, pursuant to this Chapter,
16 that all conditions and requirements have been met and that all appropriate certification signatures are
17 complete, the Director and the Director of Public Works shall give final approval [to] for the parcel
18 map, [. The Director shall then be authorized to] sign the appropriate [certification] certifications, and
19 release the parcel map for recordation.

20 SECTION 27: Title 18, Chapter 6, Section 80, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.06.080:** [Approved water] Water supply systems shall be installed and maintained in
23 accordance with City standards, Las Vegas Valley Water District standards, Clark County District
24 Board of Health [District] standards or State of Nevada standards, whichever are applicable.
25 Approval of a parcel map does not in any manner ensure the adequacy or availability of future water
26 supplies to service the proposed development.

27 SECTION 28: Title 18, Chapter 6, Section 100, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.06.100:** All lots [created by] resulting from the division of land in accordance with the parcel
2 map process shall have frontage on a public street or access to a public street [or have access via an
3 irrevocable private street easement or private access] via a private street or private drive. Public street
4 dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the
5 parcel map site also may be required, as necessary, by the Department of Public Works.

6 SECTION 29: Title 18, Chapter 6, Section 110, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.06.110:** All lots [created by] resulting from the division of land in accordance with the parcel
9 map process that are less than two and one-half acres in size shall have access by way of an all-
10 weather street which meets the requirements of the [Clark County PM-10 Plan.] Air Pollution Control
11 Regulations of the Clark County District Board of Health. Proof of legal access to the parcel map site
12 may be required to be submitted prior to approval of the parcel map.

13 SECTION 30: Title 18, Chapter 6, Section 120, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.06.120:** [All] Except as otherwise specifically provided in this Section or in a development
16 agreement, all public improvements adjacent to and, if proposed, interior to the parcel map site shall
17 be fully installed, to current City standards, [.] before the parcel map is released for recordation. [In
18 certain locations, because of existing improvements or special neighborhood plans, paved access to
19 a parcel map site also may be required by the Department of Public Works. When appropriate, the
20 requirement for the] The Director of Public Works is authorized to allow the installation of public
21 improvements or any portion thereof [may] to be delayed [if the Director of Public Works so
22 recommends because of] for any of the following [listed situations and provided that] reasons, but
23 only if the applicant [executes and records a covenant running with land agreement] provides security,
24 in accordance with Section 18.06.160, for the installation of all improvements so delayed prior to the
25 release of the parcel map for recordation:

26 (A) The parcel map [creates] will create large lots upon which no immediate
27 development is intended;

28 (B) The parcel map site is located more than six hundred sixty feet (one nominal

1 block) from existing full or partial improvements;

2 (C) The parcel map site is located in an area where partial or full public street
3 improvements are not customary;

4 (D) The parcel map site is located in an area where no street improvements
5 currently exist and [are not committed for] none have been obligated by means of a public
6 improvements covenant, [or other named document with similar intent,] a covenant running with land
7 agreement, a valid outstanding condition of approval for zoning or plot plan review, a budget
8 appropriation or signed contract[;] , or another similar document or evidence of commitment; or

9 (E) [Extenuating] Other extenuating site-related circumstances exist.

10 SECTION 31: Title 18, Chapter 6, Section 130, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.06.130:** The applicant shall be responsible for the installation of all dust control improvements
13 that may be required under applicable law, or the contribution of moneys in lieu of improvements,
14 on all public streets adjacent to the parcel map site. Bonds will not be allowed in lieu of
15 improvements for dust control improvements. [The waiver of the requirement of dust control
16 improvements by the appropriate authority must be based upon extenuating circumstances and take
17 into account the recommendation of the Director of Public Works.]

18 SECTION 32: Title 18, Chapter 6, Section 140, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.06.140:** Private streets shall be [fully improved in all cases with paving, curb and gutter, and
21 public sewers and fire hydrants where available. Gravel or paved street improvements shall include
22 engineered street grades.] constructed to applicable City standards.

23 SECTION 33: Title 18, Chapter 6, Section 160, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.06.160:** Prior to or concurrent with the release of the parcel map for recordation, all dedications
26 and required improvements shall be completed, [or such shall be guaranteed in accordance with
27 Section 18.14.020. All delayed improvements allowed, if any, must be guaranteed with the
28 recordation of a covenant running with land agreement.] unless additional time has been granted

1 pursuant to Section 18.06.120 for the installation of improvements, and security for their installation
2 has been provided. The installation of improvements shall be secured by means of a recorded
3 covenant running with land agreement or as otherwise permitted under Chapter 18.14.

4 SECTION 34: Title 18, Chapter 6, of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 175,
6 reading as follows:

7 **18.06.175:** A parcel map presented for recording shall include the following items:

8 (A) A report from a title company which lists the names of each owner of record
9 of the land to be divided and each holder of record of a security interest in the land to be divided, if
10 the security interest was created by a mortgage or a deed of trust. The report must be updated as
11 necessary so that it is current within seven days of the date the map is released for recording;

12 (B) The written consent of each holder of record of a security interest described in
13 Subsection (A), consenting to the preparation and recordation of the parcel map. A holder of record
14 may consent by signing the parcel map or a separate document that is filed with the parcel map and
15 that declares his consent to the division of land;

16 (C) Certificates that are in substantial compliance with Appendix E; and

17 (D) All other information required by NRS Chapter 278.

18 SECTION 35: Title 18, Chapter 6, Section 180, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.06.180:** The parcel map shall be recorded within one year [of the date of approval] after the
21 map has been approved by the City, or such approval shall become null and void. The approved
22 parcel map and any covenants shall be filed and recorded with the County Recorder prior to the sale
23 or transfer of land that is included within a parcel map. [A reproducible copy of the recorded parcel
24 map or a compatible digital format shall be submitted to the Director immediately upon recordation.]
25 Immediately following recordation of the parcel map, the surveyor (or a designee) shall submit to the
26 Director a reproducible copy of the recorded parcel map or a compatible digital format (or both, if
27 required by the Director).

28 SECTION 36: Title 18, Chapter 6, Section 190, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.06.190:** No building permit shall be issued for any structure on property within a parcel map
3 land division until:

4 (A) The parcel map has been recorded with the County Recorder;

5 (B) A reproducible copy of the recorded parcel map has been filed in accordance
6 with Section 18.06.180; [and]

7 (C) All required public streets and easements, including access from public streets
8 to the parcels, have been dedicated; and [provision has been made for required improvements.]

9 (D) Required street improvements have been constructed or their construction
10 adequately secured or guaranteed.

11 SECTION 37: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.08.030:** (A) No application for a tentative map [shall be approved] is eligible for approval
14 unless it is determined that the proposed subdivision will be in conformance with all applicable
15 zoning regulations[.] , including all applicable provisions of Title 19A; the zoning classification of
16 the site; and all zoning, master plan or site plan approvals for the site, including all applicable
17 conditions that are in effect. [If the site is not zoned appropriately to accommodate the proposed
18 subdivision, an appropriate rezoning application must be filed by the applicant and be approved by
19 the City Council prior to approval of the tentative map.] If the proposed subdivision will not so
20 conform, the Director is under no obligation to accept or process an application for a tentative map
21 until the applicant has made any necessary application for rezoning or site development plan review,
22 or both; the Planning Commission has made a recommendation in support of the zoning-related
23 application(s); and a City Council hearing date has been set for the zoning-related application(s).

24 (B) In cases where approval of a rezoning or a site development plan review is
25 necessary before a tentative map can be approved:

26 (1) The Director may withhold presentation of the tentative map to the
27 Planning Commission until at least two weeks after the City Council's final approval of the rezoning
28 or site development plan review application, or both; and

1 (2) The Director may extend the time for reviewing the tentative map if the
2 Council's rezoning or site development plan approval requires that additional issues be addressed or
3 changes made before map approval can occur.

4 (C) The Director's ability to withhold action or extend time under Subsection (B)
5 is subject to the time limits referred to in NRS 278.350, as they may be extended by mutual consent.

6 SECTION 38: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
7 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 45,
8 reading as follows:

9 **18.08.045:** Before submitting an application for tentative map, the subdivider or a representative
10 shall attend a pre-application conference with the Planning and Development Department to obtain
11 the Department's assessment of the proposed tentative map and notice of any changes necessary to
12 bring the application into conformance with City requirements.

13 SECTION 39: Title 18, Chapter 8, Section 50, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.08.050:** A complete tentative map application shall be submitted to the Department of
16 [Community] Planning and Development, along with the application fee set forth in the fee schedule,
17 at least thirty days prior to the date of the meeting at which the applicant wishes to have a tentative
18 map considered by the Planning Commission. The fee shall be nonrefundable.

19 SECTION 40: Title 18, Chapter 8, Section 60, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.08.060:** A complete application for a tentative map shall be made on a form established by the
22 Director and made available to the public. An application for a tentative map shall be accompanied
23 by a sufficient number of copies, as determined by the Director, each twenty-four by thirty-six inches
24 in size, of a tentative map drawing and contain the items set forth in Appendix B to this Title. The
25 drawing shall be made at an engineer's scale [(not an architect's scale)] and should be such that it will
26 fill no less than seventy-five percent of the sheet. A scale of 1"=20' is preferred, with 1"=40', [and]
27 1"=100' and 1"=200' the next most preferred scales. If the Director determines that the tentative map
28 will not fit on a twenty-four by thirty-six inch drawing such that all pertinent information is clearly

1 legible, the Director may approve the use of a larger map size that does not exceed thirty-six by
2 forty-eight inches.

3 SECTION 41: Title 18, Chapter 8, Sections 90 and 100, of the Municipal Code of the
4 City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

5 SECTION 42: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
6 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
7 90 and 100, reading as follows:

8 **18.08.090:** A subdivider who proposes to develop a project of significant impact within the Las
9 Vegas urban growth zone, as that zone is described in NRS 463.3094, shall submit an impact
10 statement and all other required documents to the Director, as required by Section 19A.18.010(E). The
11 impact statement shall be submitted with the tentative map application if it has not been previously
12 submitted and accepted. For the purposes of this Section, the term "project of significant impact"
13 means:

14 (A) A project with a tentative map for, or a planned unit development of, 500 units
15 or more;

16 (B) Tourist accommodations of 300 units or more;

17 (C) A commercial or industrial facility generating more than 3,000 average daily
18 vehicle trips; or

19 (D) A nonresidential development encompassing more than 160 acres.

20 **18.08.100:** A tentative map shall indicate, without limitation:

21 (A) Demonstration of compliance with the necessary traffic circulation and access
22 requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; and

23 (B) Any and all trails that are necessary to be provided in accordance with the
24 City's Master Plan and ordinances.

25 SECTION 43: Title 18, Chapter 8, Section 110, of the Municipal Code of the City of
26 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 **18.08.110:** (A) It is the intent of the City to minimize to the extent possible those instances in
28 which grade changes result in large expanses of monotonous walls facing adjacent property or public

streets. Type "B" and Type "C" drainage and cross-fall streets, while undesirable, may be allowed on a case-by-case basis as measures to mitigate large expanses of monotonous walls.

(B) Each tentative map application must include, for all sites, a legible schematic cross section drawing which:

(1) Has a minimum size of 11" x 17" and a maximum size of 24" x 36";

(2) Has an exaggerated vertical scale, with labeled horizontal and vertical dimensions at the property lines;

(3) Shows the maximum grade differentials;

(4) Includes the existing and proposed condition elevations on the cross sections;

(5) Includes cross sections that extend a minimum of 100 feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures. Measurements shall be made from the centerline of adjacent streets, or from the property line where no street exists. The Planning and Development Department may require cross sections for up to 100 feet beyond the property line or the centerline of an abutting street, whichever is greater; and

(6) Includes cross sections for maximum and typical wall heights.

[(B)] (C) Whenever, on the perimeter of a project, retaining walls are proposed which:

(1) Face a public street or adjoining property not in common ownership;

(2) Are within a single plane and are not separated by landscaping; and

(3) Exceed the maximum [acceptable] retaining wall heights indicated in

Table "A" below, the applicant shall submit three copies of a plan of proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible.

The plan shall include cross-sections of all sections of the project perimeter with retaining walls which exceed the heights indicated in Table "A." For purposes of Table "A," retaining wall heights shall be measured from the proposed grade on the exterior side of the project to the top of the retaining wall.

TABLE "A"

Slope of Natural Grade (percent)	Maximum [Acceptable] Retaining Wall Height [(feet)]
0 to 2	[10] 4 feet
above 2 to 4	[12] 6 feet
above 4	[14] 6 feet per step of wall (see Chapter 18.12, Figure 3)

(D) The plan described in Subsection (C) shall show perimeter walls that conform to the requirements of Section 18.12.510.

[(C)] (E) [The plan described in Subsection (B) shall be forwarded to the Planning Commission together with the tentative map. In such cases.] In the case of an application which contains a plan as described in Subsection (C), the City will notify all property owners within three-hundred feet of any portion of the project perimeter where a retaining wall exceeds the maximum [acceptable] heights indicated in Table "A," and the Planning Commission shall hold a public hearing concerning the tentative map and the plan of proposed project perimeter grades. The applicant shall pay the fee set forth in the fee schedule for the required hearing and processing. The Planning Commission's review is final unless appealed to the City Council.

[(D)] (F) When considering the tentative map application, the Planning Commission shall take into account the submitted plan of proposed project perimeter grades. Approval of the tentative map shall constitute approval of the associated plan of project perimeter grades.

[(E)] (G) If the final drainage and grading plan for the project [substantially] changes an approved plan [of] for project perimeter grades[,] by more than two feet in either direction, as determined by the Director or by the Director of Public Works, the tentative map and a new project perimeter grade plan must be reviewed and approved by the Planning Commission as in the first instance. Nothing in this Subsection (G) affects the application of the maximum retaining wall height limitations contained in Table "A".

SECTION 44: Title 18, Chapter 8, Sections 120, 130 and 140, of the Municipal Code

1 of the City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

2 SECTION 45: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto seven new sections, designated as
4 Sections 120 to 180, inclusive, reading as follows:

5 **18.08.120:** A subdivider who desires to construct parks or playgrounds in lieu of paying the
6 residential construction tax described in LVMC Chapter 4.24 shall show such parks or playgrounds
7 on the tentative map, demonstrating that the parks and playgrounds will conform to all applicable City
8 standards, regulations, plans and policies regarding the construction of such facilities in lieu of paying
9 the tax.

10 **18.08.130:** (A) In connection with an application for tentative map that proposes to subdivide
11 land within one mile of the boundary of an unincorporated area of the county, the City shall forward
12 a copy of the proposed map to the Clark County Planning Commission or its designated
13 representative, as required by NRS 278.345.

14 (B) In connection with any application for tentative map, the City shall forward a
15 copy of the proposed map to the Clark County School District and to any general improvement district
16 in which the property is located, as required by NRS 278.346 and 278.347.

17 (C) Comment and action by the agencies described in this Section concerning the
18 proposed map shall be in accordance with and subject to the provisions of NRS 278.345 to 278.347,
19 inclusive.

20 **18.08.140:** The Planning Commission shall conduct its review and take action on the application
21 for tentative map in accordance with NRS Chapter 278, and within the time frames set forth in NRS
22 278.349 and 278.350.

23 **18.08.150:** In the event that Planning Commission approval of a tentative map is contingent upon
24 significant revisions or amendments, the applicant shall submit to the Director four new prints of the
25 revised tentative map incorporating such revisions or amendments before the submission of an
26 application for final map.

27 **18.08.160:** (A) If a final map is not approved and recorded within:

28 (1) Two years following the date of approval of the tentative map;

1 (2) One year following the date of approval of a previously-recorded final
2 map covering a portion of the tentative map; or

3 (3) One year following an extension of time granted pursuant to Section
4 18.08.170,
5 the tentative map application and approval shall lapse and a new tentative map shall be required.
6 Tentative maps are not eligible for an extension of time.

7 (B) For a phased project, the first of a series of final maps covering a portion of the
8 approved tentative map must be approved and recorded within two years following the date of
9 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
10 following the date of the approval of the previously recorded final map, unless an extension is granted
11 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
12 terminated.

13 **18.08.170:** By delegation, the Director may grant a single one-year extension of time within which
14 to present and record a final map or any one of a series of final maps covering a portion of the
15 tentative map, except that no extension may be granted if a final map, or the first in a series of final
16 maps, is not recorded within two years following the date of approval of the tentative map.

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

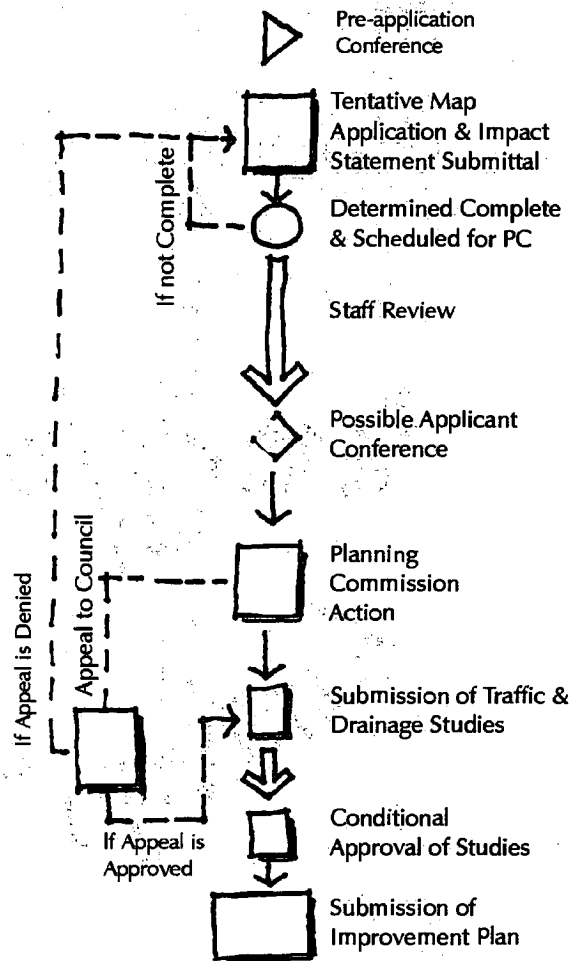
25 ...

26 ...

27 ...

28 ...

1 **18.08.180:** Figure 1 below depicts the typical process for tentative map review



20 SECTION 46: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983
21 Edition, is hereby amended by repealing in its entirety Chapter 10 thereof.

22 SECTION 47: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983
23 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 10 and consisting
24 of Sections 10 to 250, inclusive, reading as follows:

25 **18.10.010:** The provisions of this Chapter set forth the administrative and procedural requirements
26 for the subdivision of land by a final map. The final map process requires review and action by the
27 Director, the Director of Public Works, and, in some cases, the Planning Commission.

28 **18.10.020:** A final map, prepared in accordance with the approved tentative map, or a series of

1 final maps each covering a portion of an approved tentative map, shall be submitted in compliance
2 with the provisions of NRS Chapter 278, Section 18.08.160, and the additional regulations contained
3 in this Title.

4 **18.10.030:** A final map application shall be submitted to the Department of Planning and
5 Development, along with the fee set forth in the fee schedule. The fee shall be nonrefundable. The
6 application initially shall be processed under the Final Map Technical Review process described in
7 this Chapter.

8 **18.10.040:** (A) Application for a final map shall be made on a form established by the Director
9 and made available to the public. The application must be accompanied by a sufficient number of
10 copies, as determined by the Director, of a twenty-four by thirty-two inch original of the final map
11 drawing. In order to be accepted for review under the Final Map Technical Review process, the final
12 map application must:

13 (1) Demonstrate compliance with Sections 18.10.140 to 18.10.210,
14 inclusive, and Appendix C to this Title;

15 (2) Include documentation from the Department of Public Works that:

16 (a) A drainage plan and technical drainage study is not required or
17 that the required plan and study have been approved by the Department of Public Works; and

18 (b) A traffic impact analysis is not required or that the traffic impact
19 analysis has been approved by the Department of Public Works.

20 (B) In order to be deemed complete, the final map application must have been
21 reviewed and approved in connection with the Final Map Technical Review process described in this
22 Chapter.

23 **18.10.050:** (A) The Director shall determine if the application is in proper form and includes
24 all required data and information necessary to conduct the Final Map Technical Review in accordance
25 with this Section. Within five working days after submittal of a final map application, the Director
26 shall:

27 (1) Accept the application as being in proper form and containing the
28 necessary information, and begin the Final Map Technical Review process; or

1 (2) Provide written notice to the applicant specifying the deficiencies of
2 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.
3 The Director is under no obligation to take further action on the application until the deficiencies are
4 remedied.

5 (B) If the Director determines that the application is in proper form and contains
6 the necessary information, the Director shall, within the Review Period, perform the Final Map
7 Technical Review, which consists of determining whether the application conforms with the tentative
8 map approved by the Planning Commission, the requirements of NRS Chapter 278, and the provisions
9 of this Title. In connection with that determination, the Director may approve the Final Map
10 Technical Review, deny it, or approve it subject to conditions designed to bring it into conformance.

11 (C) Except as otherwise provided in Subsection (D), the Review Period described
12 in Subsection (B) consists of the 30-day period following the determination that a final map
13 application is in proper form and contains the necessary information.

14 (D) The Review Period:

15 (1) Does not apply if the Director elects to refer the Final Map Technical
16 Review to the Planning Commission to decide if there is compliance with the tentative map or a
17 condition thereof;

18 (2) Does not apply if the subdivider elects to have an adverse decision by
19 the Director concerning the Final Map Technical Review considered by the Planning Commission to
20 decide if there is compliance with the tentative map or a condition thereof; and

21 (3) May be waived by the subdivider in order to allow the subdivider
22 additional time to demonstrate that the Final Map Technical Review should be approved.

23 **18.10.060:** (A) Upon approval of the Final Map Technical Review, the final map application
24 and final map itself may be submitted for final action by the Director. The Director shall review the
25 application and map for conformance with the Final Map Technical Review. Except as otherwise
26 provided in Subsection (B), the Director, within 10 days, shall either approve or deny the application
27 and final map.

28 (B) The 10-day period may be waived by the subdivider in order to allow the

1 subdivider:

2 (1) Additional time to demonstrate that the final map should be approved;
3 or

4 (2) As an alternative to denial of the final map by the Director, an
5 opportunity to have the Planning Commission review or consider the final map.

6 **18.10.070:** After a final map has been approved, the applicant shall make those modifications
7 necessary to ensure compliance with any conditions imposed by the Director or by the Planning
8 Commission. The Director, together with the Director of Public Works, shall be responsible for
9 determining compliance with all requirements before a final map may be released for recordation.
10 Before signing the final map certificate, the Director must determine that all requirements and
11 conditions have been met, including:

12 (A) Submittal of a corrected final map, if appropriate;

13 (B) Completion of all certification signatures in substantial conformance with
14 Appendix E;

15 (C) Dedication of all easements and rights-of-way approved for inclusion on the
16 final map, and vacation of all existing easements and rights-of-way not to be included on the final
17 map;

18 (D) Completion of all public improvements and common area improvements
19 associated with the subdivision, as required by the City, unless the subdivider elects to enter into an
20 agreement with the City to make such improvements pursuant to Chapter 18.14;

21 (E) Approval of a phasing plan or development agreement, if required by
22 Chapter 18.14;

23 (F) Payment of all applicable inspection and developer fees and posting of all
24 required bonds or documents of security;

25 (G) Execution of all required agreements; and

26 (H) Submittal of a one inch equals two hundred foot scale version of the final map
27 drawing or a copy of such drawing in compatible digital format.

28 **18.10.080:** For any subdivision concerning which traffic studies or drainage studies have been

1 required in connection with zoning or other development approval, those studies must have been
2 submitted and approved before the subdivider submits improvement plans pursuant to this Chapter.
3 The improvement plans must take into account and be based upon those approved studies.

4 **18.10.090:** Following approval of a final map, permits for the construction of on-site and off-site
5 improvements may be granted:

6 (A) Upon approval of the following plans, as applicable, by the Department of Public
7 Works:

- 8 (1) All public and private street plans, including profiles;
- 9 (2) All sewer, storm drains and water plans, including profiles;
- 10 (3) All street lighting and traffic plans;
- 11 (4) All drainage plans;
- 12 (5) All parks plans; and

13 (B) Upon approval by the Director of the plans for any common area improvements or
14 private improvements, other than private streets, which have been required to be installed by the City
15 in connection with development approval.

16 **18.10.100:** A final map presented for recording shall include the following items:

17 (A) A report from a title company which lists the names of each owner of record
18 of the land to be divided and each holder of record of a security interest in the land to be divided, if
19 the security interest was created by a mortgage or a deed of trust. If for a common-interest
20 community, as defined in NRS 116.110323, said report shall show that there are no liens of record
21 against the property or any part thereof for delinquent state, county, municipal, federal or local taxes
22 or assessments collected as taxes or special assessments. The report must be updated as necessary
23 so that it is current within seven days of the date the map is released for recording; and

24 (B) The written consent of each holder of record of a security interest described in
25 Subsection (A), consenting to the preparation and recordation of the final map. A holder of record
26 may consent by signing the final map or a separate document that is filed with the final map and that
27 declares his consent to the division of land.

28 **18.10.110:** Monuments must be set before the final map is recorded unless the subdivider

1 furnishes a performance bond or other suitable assurance to the City guaranteeing that the monuments
2 will be set by a land surveyor on or before a date certain. Monumentation shall comply with the
3 specifications set forth in Appendix D to this Title.

4 **18.10.120:** The provisions of NRS Chapter 278 and this Title shall govern the time within which
5 a subdivider must record a final map or obtain any extension of time therefor. The subdivider shall
6 be responsible for the timely filing of any extension request.

7 **18.10.130:** Construction plans and specifications related to a final map shall be accompanied by
8 or include the documents and information described in Sections 18.10.140 to 18.10.210, inclusive,
9 of this Title. Such plans and specifications shall be submitted to and approved by the Director of
10 Public Works prior to start of construction of any improvements.

11 **18.10.140:** All subdivision construction plans and specifications shall be sealed by an engineer
12 licensed in the State of Nevada and shall comply with City standards. Any deviation from City
13 standards must be noted on the plans. In order to obtain a deviation, the request for deviation must
14 be included in a letter to the Director of Public Works which outlines each deviation and the reasons
15 for requesting the deviation. Plans and specifications shall clearly indicate the distinction between
16 existing and proposed improvements, and each plan sheet shall carry in the lower right-hand corner
17 the name of the subdivision, the type of design shown on the plan, the name of the streets shown on
18 the plan, the name of the engineer, the date, the sheet number and any other information deemed
19 necessary by the Director of Public Works. Each plan sheet shall have a north arrow and indicate the
20 scale used. Submitted plans shall be on original reproducible sheets, mylar preferred, with permanent
21 ink, and shall be twenty four inches by thirty-six inches in dimension. A compatible digital format
22 copy of the approved plans may be required by the Department of Public Works.

23 **18.10.150:** (A) The applicant shall submit street plans and profiles showing curve data,
24 centerline and curb-lines with reference to back of curb, including radius, center angle, tangent and
25 length of curve; curb type; street names; benchmarks; all valley gutters; ADA accommodations; and
26 improvements relating to public transportation. Each profile view shall show the existing ground line
27 prior to construction, percent grades of centerline and centerline elevations at all changes in vertical
28 and horizontal alignment. Any documentation from the City Traffic Engineer that is required by

1 Sections 18.12.070 and 18.12.180 shall be submitted with street plans and profiles.

2 (B) The applicant shall submit plans showing any public alleys that are proposed
3 to be dedicated and improved. Public alleys may be included within a subdivision only after
4 consultation with, and approval for inclusion by, the Director of Public Works.

5 **18.10.160:** Plans shall indicate the proposed location of each streetlight standard, including pole
6 type and gauge; the number and type of luminaries per pole; luminaire wattage and lamp type;
7 conductor quality, size and insulation type; all underground conduit locations, sizes and types;
8 proposed service connection locations or, if approved prior to submittal, the connection point to an
9 existing street lighting circuit. All equipment and locations shall be in conformance to City standards
10 unless the City Council allows an exception. The installation of conforming lighting may be deferred
11 if the deferral is approved by the City Council and the applicant executes a covenant running with
12 land agreement to secure the installation.

13 **18.10.170:** The applicant shall submit sufficient information in the form of maps and profiles
14 prepared by an engineer to indicate the proper drainage of surface water to natural drainage courses
15 or into existing or proposed public drainage-ways. Any modifications to drainage patterns adjacent
16 to the subject site shall also be noted on the plans. If drainage is proposed across lands used as private
17 lots, the location, width and types of rights-of-way and easements shall be indicated on the final map.

18 **18.10.180:** The applicant shall submit sufficient plans and profiles to show all sanitary sewer
19 collection system information necessary to determine compliance with City standards. Each plan
20 view shall show lot lines; lot and block numbers; exact location of wastewater lines with reference
21 to property lines; location of manholes and house laterals; street names; and benchmark elevations.
22 Each profile view shall show the proposed finished grade above the pipe or, if no street construction
23 is involved, existing ground line; top of manhole elevation; invert elevation; stationing and, if
24 available, coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and distance
25 between manholes.

26 **18.10.190:** The applicant shall submit plans showing the exact size and location of all water lines,
27 valves and fire hydrants.

28 **18.10.200:** (A) The applicant shall submit a grading plan showing:

- 1 (1) North arrow and scale;
- 2 (2) Benchmark (City datum);
- 3 (3) Engineer's dated signature and seal;
- 4 (4) Existing topography at one-foot contour intervals to extend one hundred
- 5 feet beyond the tract limits measured from the centerline of adjacent roadways (with the exception
- 6 that, where grades exceed ten percent, two-foot contour intervals may be used);
- 7 (5) Property corners and spot elevations sufficient to show drainage patterns
- 8 and all conforming conditions;
- 9 (6) Proposed pad and finished floor elevations;
- 10 (7) Finished floor elevations of buildings within one hundred feet of the
- 11 centerline of adjacent roadways or, where no adjacent roadway exists or is planned to exist, the
- 12 exterior property line of the tract;
- 13 (8) Proposed curb elevations at grade breaks, beginning and end of curve;
- 14 (9) Direction of water flow and percent of grade of site;
- 15 (10) Direction of water flow and percent of grade of existing and proposed
- 16 drainage ways;
- 17 (11) Direction of flow, percent of grade and other pertinent features for any
- 18 off-site drainage improvements which are part of the project;
- 19 (12) Details of proposed drainage facilities for the lots;
- 20 (13) Details of all proposed drainage facilities including but not limited to
- 21 storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements;
- 22 (14) Plan and profile drawings of drainage facilities in public rights-of-way
- 23 or public drainage easements; and
- 24 (15) Existing walls abutting the subdivision and proposed walls within or
- 25 adjacent to the subdivision.
- 26 (B) The grading plan must comply with the cross section drawing required to be
- 27 submitted with the tentative map pursuant to Section 18.08.110. The plan shall be considered to be
- 28 in substantial compliance if the grades are within two feet of the elevations shown on the cross section

1 drawing and tentative map. If actual grading does not conform to the approved grading plan or the
2 requirements of Section 18.08.110, the Director, or the Director of Public Works, may require the
3 subdivider to re-grade the site or to appear before the Planning Commission for appropriate
4 resolution.

5 (C) The grading plan must comply with the approved drainage study on file as
6 certified by an engineer, and the plan shall include a note indicating such certification.

7 **18.10.210:** The following data shall be submitted with the plans:

- 8 (A) Excavation and fill (cubic yards);
- 9 (B) AC paving and gravel base (square yards);
- 10 (C) Curb and gutter (lineal feet);
- 11 (D) Sidewalk (square feet);
- 12 (E) Valley gutter (square feet);
- 13 (F) Sewer mains, trunk lines, laterals and connections (size and lineal
14 feet);
- 15 (G) Manholes (each);
- 16 (H) Street lighting (each);
- 17 (I) Water mains (size and lineal feet), water services and number of fire hydrants;
- 18 (J) Quantity takeoffs in tabular form for public drainage facilities; and
- 19 (K) Sidewalk ramps (each).

20 **18.10.220:** The applicant shall notify the Director of Public Works at least twenty-four hours in
21 advance of the scheduled date and time that construction and installation work relating to required
22 public improvements or private streets is to commence. If delays occur, the applicant shall notify the
23 Director of Public Works not less than two hours prior to the rescheduled time.

24 **18.10.230:** In addition to the other provisions and requirements set forth in this Chapter, a final
25 map for a commercial subdivision shall comply with the following requirements prior to being
26 released for recordation:

- 27 (A) Within the C-1 Zoning District (or its equivalent), the Director of Public Works
28 may require all parcels created through the commercial subdivision process to have perpetual

1 unobstructed access to driveways servicing the overall subdivision site. For sites larger than ten acres
2 in size, the requirement may be imposed only if the requirement has been recommended in an
3 approved Traffic Impact Analysis. If the requirement is imposed, a note to that effect shall be
4 included on the final map.

5 (B) The on-site sewer system servicing the overall commercial subdivision shall
6 be identified as one of the following types, with the appropriate wording to appear as a note on the
7 final map:

8 (1) A public sewer, with a minimum pipe diameter of 8 inches, located
9 within dedicated public sewer easements which are a minimum of 20 feet wide.

10 (2) A common element of the commercial subdivision which is privately
11 owned and which is maintained in accordance with covenants, conditions and restrictions that govern
12 the subdivision.

13 (3) A common element of the commercial subdivision which is privately
14 owned and which is maintained in accordance with a joint use agreement applicable to the
15 subdivision.

16 (C) All subdivided parcels comprising the commercial subdivision shall provide
17 perpetual inter-site common drainage rights across all existing and future parcel limits, and a note to
18 this effect shall appear on the final map.

19 SECTION 48: Title 18, Chapter 12, Section 10, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.12.010:** The design standards of this Chapter shall constitute the minimum design and
22 construction standards for all development and land divisions created through the parcel map, [and
23 tentative/final map] tentative map and final map processes. All improvements required by this Title
24 shall be designed, installed and maintained in accordance with applicable City standards.

25 SECTION 49: Title 18, Chapter 12, Section 30, of the Municipal Code of the City of
26 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 **18.12.030:** Local streets shall be designed to minimize through traffic. Such streets shall not be
28 stubbed to adjacent property unless designed as an approved integral street pattern in connection with

1 an approved tentative map. A subdivision shall be designed so as to ensure that the maximum number
2 of housing units have access to and front upon local streets.

3 SECTION 50: Title 18, Chapter 12, Section 50, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.12.050:** Pedestrian and vehicle conflict points shall be minimized. Sidewalks shall be required
6 adjacent to public streets in accordance with City standards. The Department of Public Works may
7 require sidewalks adjacent to private streets and drives to separate pedestrian and vehicular
8 movements along higher traffic volume roadways, such as [collector access drives and access] private
9 drives into shopping center sites.

10 SECTION 51: Title 18, Chapter 12, Section 80, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.12.080:** All proposed street names shall comply with [the City's adopted street name
13 regulations.] LVMC Chapter 13.28. Before any street name may be used, it must first be approved
14 by the Director and by the Department of Fire [Services.] and Rescue.

15 SECTION 52: Title 18, Chapter 12, Section 100, of the Municipal Code of the City
16 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.12.100:** Private [street widths, cross-sections and design criteria shall] streets must comply with
18 applicable City standards[.] and with the following requirements:

19 (A) Private streets shall have a minimum width of thirty-seven feet from back-of-
20 curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.

21 (B) Private streets shall meet the minimum construction standards for public streets.

22 (C) Street name signs for private streets shall bear the words "privately
23 maintained," and shall be of a color and design established by the City and in conformance with the
24 Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that
25 used in connection with public streets.

26 SECTION 53: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
27 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 105,
28 reading as follows:

1 **18.12.105:** In a residential subdivision, private drives shall:

2 (A) Have a minimum pavement width of 24 feet and a maximum length of two
3 hundred feet;

4 (B) Be accessible only from a public or private street; and

5 (C) Be provided with street name signs that bear the words "privately maintained,"
6 and are of a color and design established by the City and in conformance with the Manual of Uniform
7 Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection
8 with public streets.

9 SECTION 54: Title 18, Chapter 12, Section 120, of the Municipal Code of the City
10 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.12.120:** Public alleys may be provided only in accordance with Section 18.10.150. If public
12 alleys are to be provided, they shall be paved and have a minimum width of twenty feet.

13 SECTION 55: Title 18, Chapter 12, Section 130, of the Municipal Code of the City
14 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.12.130:** Cul-de-sacs shall be designed and installed in accordance with City standards. For
16 public streets which terminate other than at an intersection with another public street, the termination
17 shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate
18 emergency service vehicles for termination. For private streets or drives which terminate at a length
19 over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle
20 access gates.

21 SECTION 56: Title 18, Chapter 12, Section 150, of the Municipal Code of the City
22 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.12.150:** Whenever there exists a partially dedicated street or alley abutting a proposed
24 subdivision, the remainder of the required right-of-way shall be dedicated and improved by the
25 subdivider[.] unless the City approves a plan to vacate the street or alley.

26 SECTION 57: Title 18, Chapter 12, Section 190, of the Municipal Code of the City
27 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.12.190:** Vertical curves shall be provided in all changes in grade where the total algebraic

1 difference is one percent or greater. The Director of Public Works may waive this requirement if the
2 applicant can demonstrate that meeting this requirement is [impracticable.] impractical. The
3 minimum length of vertical curves for local streets shall be fifty feet per each percent of change in
4 grade and for collector streets, or larger, the minimum length shall be seventy-five feet per each
5 percent change in grade.

6 SECTION 58: Title 18, Chapter 12, Section 200, of the Municipal Code of the City
7 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.12.200:** Reverse or compound curves on any street, except local streets, shall be separated by
9 a tangent of one hundred feet or more. The Director of Public Works may waive this requirement if
10 the applicant can demonstrate that meeting this requirement is [impracticable.] impractical.

11 SECTION 59: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
12 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
13 204 and 207, reading as follows:

14 **18.12.204:** (A) The design of roadways shall take into account and be based upon topography
15 and drainage considerations.

16 (B) Local access streets greater than five hundred feet in length, other than streets
17 which are listed on the Master Plan of Streets and Highways, shall include design elements intended
18 to avoid monotony of lot appearance, reduce speeds through neighborhoods, and discourage cut-
19 through traffic.

20 (C) All lots shall have frontage on, and access to, a public street or an irrevocable
21 private street or private drive. Public street dedications to ensure lot access or the continuity of
22 necessary public streets adjacent to or through the subdivision also may be required, as necessary, by
23 the Department of Public Works.

24 **18.12.207:** All streets should be designed and located so that as many building sites as possible
25 are at or above the grade of the street. Grades of streets shall conform as closely as possible to the
26 original topography. A combination of steep grades and curves should be avoided. Minimum street
27 grade shall be 0.004 feet per foot, unless an acceptable alternate design is approved by the Director
28 of Public Works.

1 SECTION 60: Title 18, Chapter 12, Section 220, of the Municipal Code of the City
2 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 **18.12.220:** The Director of Public Works may require the subdivider to install paving transitions
4 and crossovers to accommodate existing and proposed paving improvements with a "sawtooth" or
5 [nonuniform] non-uniform alignment or width if the necessary public right-of-way or easement exists
6 or can be obtained by the City.

7 SECTION 61: Title 18, Chapter 12, Section 230, of the Municipal Code of the City
8 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.12.230:** [An access street from existing paved streets outside a subdivision boundary to the
10 subdivision boundary shall be paved to a minimum width of twenty-four feet] The subdivider shall
11 provide paved access from existing paved streets to the subdivision boundary where no such access
12 exists. The access must be paved to a minimum travel width of twenty-four feet, with AC paving and
13 standard base course as specified by the [City Engineer. The City Engineer] Director of Public
14 Works. The Director of Public Works shall designate which street must be improved as an access
15 street [. A] and may require a secondary paved access route [may be required depending upon the
16 volume of traffic generated by the development.] and other mitigation measures deemed necessary
17 as a result of or based upon traffic projects within the subdivision, the location of the subdivision, or
18 neighborhood concerns.

19 SECTION 62: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
20 Nevada, 1983 Edition, is hereby amended by adding thereto three new sections, designated as
21 Sections 243, 246 and 248, reading as follows:

22 **18.12.243:** Within the interior of residential subdivisions:

23 (A) Blocks should be approximately 660 feet in length;

24 (B) Blocks shall not exceed 1000 feet in length between intersections, except where
25 topographical or other conditions require longer blocks; and

26 (C) Block depths should be designed so as to provide two rows of lots, except
27 where lots are planned to back on a major highway, drainage channel, shopping center, or common
28 open space area. Nothing in this Subsection, however, is intended to prevent the inclusion within any

subdivision plan of blocks of greater depth or of irregular outline, where they are necessary to provide access to central areas within the subdivision.

18.12.246: Along the exterior of residential subdivisions:

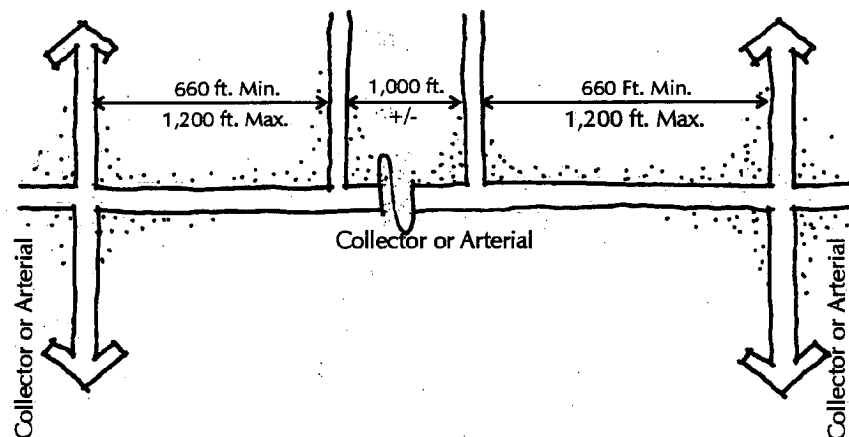
(A) Blocks which are along collector and arterial streets normally should be approximately 1000 feet in length;

(B) Block lengths near intersections of other arterial and collector streets shall be no less than 660 feet long, unless the Director allows a reduced length because of unusual circumstances.

(C) In order to minimize the effect of lengthy expanses of walls along collector and arterial streets, block lengths near intersections of other arterial and collector streets shall be no more than 1200 feet long, unless in a particular case traffic-control considerations or existing conditions do not permit such design and a greater block length is approved by both the Director and the Director of Public Works. (See Figure 2 - Residential Blocks on the Exterior of Subdivisions.)

FIGURE 2

RESIDENTIAL BLOCKS ON THE EXTERIOR OF SUBDIVISIONS



18.12.248: Commercial or industrial blocks shall be of a length and width necessary and appropriate for the proposed use with adequate provision for off-street parking and deliveries.

SECTION 63: Title 18, Chapter 12, Section 250, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

1 SECTION 64: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
2 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 250,
3 reading as follows:

4 **18.12.250:** (A) Driveway design and construction shall comply with City standards.

5 (B) For nonresidential development, or for residential lots other than single-family
6 or duplex lots, the number, type and location of driveways must first be approved by the Director of
7 Public Works.

8 (C) Except as otherwise permitted by this Chapter or by City standards, or as
9 otherwise approved by the Director of Public Works:

10 (1) For any single-family or duplex residential lot, no more than a single
11 entrance or circular driveway shall be provided.

12 (2) No driveway access shall be permitted from the side or rear yard of any
13 residential lot onto any primary or secondary thoroughfare so designated on the City's Master Plan
14 of Streets and Highways.

15 SECTION 65: Title 18, Chapter 12, Section 260, of the Municipal Code of the City
16 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.12.260:** Street lighting for public streets shall be designed, installed or upgraded in accordance
18 with City standards[.] unless the City Council allows an exception. The installation or upgrading of
19 conforming lighting may be deferred if the deferral is approved by the City Council and the applicant
20 executes a covenant running with land agreement to secure the installation or upgrade.

21 SECTION 66: Title 18, Chapter 12, Section 270, of the Municipal Code of the City
22 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.12.270:** When utilized on private streets or [access] drives, access control gates and storage
24 areas shall be designed, installed and located in accordance with City standards. Access control gates
25 and all appurtenant facilities and equipment shall not be located in the public right-of-way. An
26 adequate vehicle queuing area as determined by the Director of Public Works must be provided in
27 order to prevent blockage of public streets. A pedestrian gate separate from the vehicular movement
28 area [also] shall also be provided.

1 SECTION 67: Title 18, Chapter 12, Section 290, of the Municipal Code of the City
2 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 **18.12.290:** Private [access] drives shall be constructed in sufficient manner and width to
4 accommodate anticipated on-site traffic conditions and shall be in accordance with any applicable
5 City standards.

6 SECTION 68: Title 18, Chapter 12, Section 310, of the Municipal Code of the City
7 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.12.310:** Each lot within a subdivision shall have access to a public or private street or [access]
9 private drive that complies with City standards. Lots with residential zoning and having less than one
10 hundred feet on any side adjacent to a primary or secondary thoroughfare, as designated on the City's
11 Master Plan of Streets and Highways, shall be prohibited vehicular access to the primary or secondary
12 thoroughfare. [Said] The access prohibition shall be clearly indicated on the recorded final map.
13 Unless no alternative exists due to the size or depth of the land to be divided, no residential lot shall
14 front onto a primary or secondary thoroughfare. All such lots shall be oriented to have either their
15 rear or side yard lines adjacent to the primary or secondary thoroughfare.

16 SECTION 69: Title 18, Chapter 12, Section 330, of the Municipal Code of the City
17 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.12.330:** Minimum lot area requirements shall be established in accordance with City zoning
19 regulations. In addition, [to zoning requirements,] the size of [lots] any lot which is not served by
20 public water supply [and/or] or which is not served by a public sanitary sewer [systems] system must
21 comply with applicable Clark County District Board of Health [Department] standards.

22 SECTION 70: Title 18, Chapter 12, Section 340, of the Municipal Code of the City
23 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.12.340:** Sidewalks shall be provided in accordance with City [street] standards. Alternative
25 pedestrian ways, greenbelt systems or other sidewalk designs [acceptable to the Director of Public
26 Works] may be approved by the [Planning Commission.] Director and the Director of Public Works.
27 The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations,
28 including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be in

1 accordance with City standards. If more restrictive standards beyond those adopted by the City also
2 apply to the design and location of sidewalks, it shall be the responsibility of the developer (and not
3 the City) to enforce compliance with such regulations.

4 SECTION 71: Title 18, Chapter 12, Section 380, of the Municipal Code of the City
5 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.12.380:** [Sanitary] Public sanitary sewer lines shall be located in dedicated public
7 rights-of-way, public streets, public sanitary sewer easements or public alleys. In any case where a
8 public sanitary sewer line is located in a public utility easement, a sanitary sewer easement [also] shall
9 also be dedicated.

10 SECTION 72: Title 18, Chapter 12, Section 390, of the Municipal Code of the City
11 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.12.390:** Except in commercial subdivisions, public [Sanitary] sanitary sewer lines shall be
13 installed to provide laterals to each lot. Laterals that serve single-family dwellings shall have a
14 minimum diameter of four inches and be extended to the property line. Plans and profiles showing
15 the exact location of constructed public sewer lines along with all laterals shall be submitted to the
16 City upon completion of construction.

17 SECTION 73: Title 18, Chapter 12, Section 400, of the Municipal Code of the City
18 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19 **18.12.400:** No sanitary sewer [clean-out] cleanout shall be permitted in public rights-of-way.

20 SECTION 74: Title 18, Chapter 12, Section 410, of the Municipal Code of the City
21 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.12.410:** Water supply shall be adequate for all domestic use plus fire protection. The system
23 is adequate if it can furnish the required fire flow (in gallons per minute) from any fire hydrant for
24 the required duration of time while the required residual pressures are maintained in the system.
25 [Required fire] Fire flow shall be provided [within a five-hundred-foot hose lay distance from any
26 point of the building.] in accordance with the requirements of the Fire Code and the Department of
27 Fire and Rescue.

28 SECTION 75: Title 18, Chapter 12, Section 460, of the Municipal Code of the City

1 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.12.460:** Fire [In areas containing single-family detached dwellings,] hydrants shall be spaced
3 [not more than six hundred feet apart. In areas containing residential planned unit developments,
4 apartments and townhomes, hydrants shall be spaced at intervals of three hundred to five hundred
5 feet, depending on size, spacing and construction type. Spacing shall be determined by the Chief of
6 Fire Services.] in accordance with the requirements of the Fire Code and the Department of Fire and
7 Rescue.

8 SECTION 76: Title 18, Chapter 12, Section 480, of the Municipal Code of the City
9 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.12.480:** [Hydrants] Fire hydrants shall be installed prior to the commencement of any
11 combustible construction [so that no structure is further than six hundred feet from a hydrant.
12 Hydrants shall be installed as required by the Department of Fire Services.] in accordance with the
13 requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as
14 approved by the Department of Fire [Services,] and Rescue, shall be provided to all hydrants and
15 combustible construction.

16 SECTION 77: Title 18, Chapter 12, Section 500, of the Municipal Code of the City
17 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.12.500:** Where landscaping is proposed or required for a residential subdivision, [A] a
19 landscaping plan [may] shall be provided by the subdivider as an integral part of the subdivision
20 design. Such a plan [may] shall be prepared and submitted with each final map application addressing
21 the landscape design of the subdivision with respect to such features as wall or fence design; land
22 forms or berms; rocks and boulders; trees and plant materials; sculpture, art, paving materials, street
23 furniture; [and] subdivision entrance statements[.]; common area landscaping; and other open space
24 areas. Landscaping shall conform to the City's Landscape, Wall and Buffer Standards and all other
25 applicable City requirements. In no case shall landscaping or landscaping features be permitted that
26 impede proper visibility at intersections or driveways. [Where common lots are shown for
27 landscaping, the applicant shall cause the creation of a homeowners association for purposes of
28 owning the common lot and maintaining the landscaping.]

1 SECTION 78: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
2 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 510,
3 reading as follows:

4 **18.12.510:** In order to reduce the visual impact of screening and retaining methods, the following
5 standards shall apply to perimeter walls, as illustrated in Figure 3 – Perimeter Wall Requirements:

6 (A) Where a property line abuts a street or residential property, and where slope
7 differentials require retaining walls 6 feet or greater in height:

8 (1) For each 6 feet of vertical wall height, a minimum of 4-foot horizontal
9 offset shall be provided. Landscaping shall be provided within the offset area.

10 (2) Walls shall be stepped to generally conform to the topography of the
11 site.

12 (3) Walls with a change in alignment shall to the greatest practical extent
13 incorporate the use of graduating steps rather than sharp corners.

14 (4) Walls shall either incorporate the use of native materials or be earth tone
15 colors to match the native materials.

16 (5) Fifty percent of the step-back area that is landscaped may apply to the
17 development's open space requirements.

18 (B) In addition to the standards set forth in Subsection (A), where residential
19 property lines abut a street or another residential property, and where slope differentials require
20 retaining walls 6 feet or greater in height, the use of wrought iron or other similar open materials is
21 encouraged for security walls, such as for pools.

22 (C) All walls, setback areas and landscaping created for the purpose of complying
23 with this Section shall be located on private property. If in common ownership, the property shall be
24 owned and maintained in conformance with any applicable maintenance requirements of this Title.

25 (D) A subdivider may propose an alternative design for perimeter walls to satisfy
26 the intent of this Section to reduce the visual impact of screening and retaining walls, especially if the
27 abutting residential property is at a higher elevation than the abutting non-residential property. Such
28 a proposal is subject to review and approval by the Director.

1 **Figure 3**

2 **Retaining Wall Step-Back Requirements**

3 (Figure 3, as attached to this Ordinance, appears here)

4 SECTION 79: Title 18, Chapter 14, of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 15,
6 reading as follows:

7 **18.14.015:** (A) In connection with the approval of any parcel map or final map, the developer
8 or subdivider must provide for the installation of common area improvements by obtaining the City's
9 approval of either a phasing plan or a development agreement, as determined by the Director and the
10 Director of Public Works.

11 (B) The phasing plan or development agreement shall set out a development
12 schedule for all common area improvements, including but not limited to water, sewer and storm
13 drainage lines; streets; open space improvement; trails; parks; and landscaping. Except as otherwise
14 provided in Subsection (C), completion of common area improvements within any residential
15 subdivision shall be scheduled to be concurrent with development (e.g., when fifty percent of the
16 development is completed, at least fifty percent of the common area improvements shall be
17 completed). Calculation of the percentage of the development that is completed shall be based upon
18 the number of building permits issued.

19 (C) All common area improvements within any residential subdivision shall be
20 completed when seventy-five percent of the development is completed (e.g., when seventy-five
21 percent of the development is completed, one hundred percent of the common area improvements
22 shall be completed). Calculations of the percentage of the development that is completed shall be
23 based on the number of building permits issued.

24 (D) A phasing plan is subject to review and approval by the Director, as are
25 revisions to the plan. The Director's decision may be appealed to the City Council.

26 (E) A development agreement is subject to review and approval by the City
27 Council.

28 (F) In the case of either a phasing plan or development agreement, the City is

1 authorized to require security or a performance guarantee for the installation of common area
2 improvements. The amount of the required security or performance guarantee shall be established
3 by the Director, and the form of security or performance guarantee must be acceptable to the City
4 Attorney. To the extent possible, the provisions of Section 18.14.020 shall apply directly or by
5 analogy to the installation of improvements and security required under this Section.

6 (G) In accordance with Section 18.08.120, a specific parks in-lieu-of plan must be
7 approved with the tentative map if the developer proposes park improvements in lieu of paying
8 residential construction taxes.

9 (H) The Director may grant exceptions to the completion requirements set forth in
10 Subsection (B) as they relate to the installation of paving and associated landscaping improvements
11 in parking areas within commercial subdivisions.

12 SECTION 80: Title 18, Chapter 14, Section 20, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.14.020:** The subdivider shall execute an agreement that guarantees the construction of the
15 required public improvements and shall provide security for their construction in an amount equal to
16 the estimated cost of construction plus ten percent additional for contingencies. The agreement shall
17 be secured by such good and sufficient bond or other security as is deemed appropriate by the City
18 to protect the public interest, and shall be in an amount determined to be sufficient to complete all
19 required improvements and to remove all rubbish, trash, debris, surplus material and equipment from
20 the area. The [City Engineer] Director of Public Works shall be responsible for review and, if deemed
21 acceptable, approval of all cost estimates for construction of required public improvements. The
22 subdivider's engineer shall be responsible for submitting all improvement plans and quantity estimates
23 in a manner and form that complies with City requirements.

24 SECTION 81: Title 18, Chapter 14, Section 30, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.14.030:** The surety documents or other documents of security required in connection with an
27 agreement to install improvements shall specify the duration of the security and its manner of release,
28 and shall provide remedies in the event of default. Such security may be in the form of:

- 1 (A) A cash deposit or approved government securities;
- 2 (B) A performance or surety bond issued by a company authorized to issue such
3 bonds in Nevada;
- 4 (C) An agreement with a lending institution operating under Nevada law, providing
5 that the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds
6 otherwise set aside for the use of the subdivider) to assure completion of all required improvements,
7 shall retain ten percent of the funds until the improvements are accepted by the City and shall not
8 release any funds without the approval of the [City Engineer;] Director of Public Works;
- 9 (D) A first deed of trust on real property located in or near the City. The deed of
10 trust must name the City as beneficiary and be accompanied by appropriate agreements or other
11 documents that sufficiently bind the subdivider and trustor to the satisfaction of the City Attorney.
12 The appraised market value of the property which is the subject of the deed of trust must equal or
13 exceed one hundred twenty-five percent of the value of the amount of security determined necessary
14 by the [City Engineer;] Director of Public Works; or
- 15 (E) In the case of improvements whose estimated cost is \$50,000.00 or less, an
16 agreement with the City providing that, in consideration of issuing a building or grading permit, the
17 City may withhold certificates of occupancy or the inspection of buildings associated with the project
18 unless and until the improvements have been completed to the City's satisfaction.

19 SECTION 82: Title 18, Chapter 16, Section 10, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.16.010:** Any person aggrieved by a [staff] decision of the Director or the Director of Public
22 Works to approve or deny a parcel map may appeal to the Planning Commission in writing within
23 fifteen days after [the Director makes a] receiving written notice of the decision. All appeals of parcel
24 map decisions shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
25 in the fee schedule. The Planning Commission shall hear the appeal within thirty days after the appeal
26 is filed. If the appeal is denied, the applicant shall have [thirty] seven days in which to file an appeal
27 with the City Council. The City Council shall hear the appeal within thirty days after the appeal to
28 the City Council is filed. All appeals granted by the Planning Commission shall be forwarded

1 automatically to the City Council for final action.

2 SECTION 83: Title 18, Chapter 16, Section 20, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.16.020:** (A) Any person aggrieved by the final action of the Planning Commission with
5 respect to a tentative map [or final map] may appeal that action, in writing, to the City Council within
6 seven days after receiving written notice of the decision. [is made.] All appeals [of tentative and final
7 map decisions] shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
8 in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.

9 (B) Any person aggrieved by the final action of the Director with respect to a final
10 map may appeal that action, in writing, to the Planning Commission within seven days after receiving
11 written notice of the decision. All appeals shall be filed with the Director and be accompanied by a
12 nonrefundable fee as set forth in the fee schedule. The Planning Commission shall hear the appeal
13 within thirty days after the appeal is filed.

14 SECTION 84: Title 18, Chapter 16, Section 70, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.16.070:** If a subdivider or other person subject to the requirements of this Title violates or fails
17 to comply with any requirement of this Title or breaches any promise or obligation entered into
18 pursuant to this Title, the City may deny, suspend or revoke any corresponding building permit and
19 may issue a stop work order with respect thereto. In addition, if adequate infrastructure improvements
20 are not in place in connection with a subdivision or other development regulated by this Title, and no
21 plan for additional capacities are under construction, the City may deny or suspend any corresponding
22 building permit. The City may also suspend the work of a subdivider for such period as deemed
23 necessary[, due to unfavorable weather,] for failure to comply with City standards [or other
24 conditions.] , because of unfavorable weather conditions, or for other reasons consistent with the
25 public health, safety and welfare.

26 SECTION 85: Title 18, Chapter 18, Section 20, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.18.020:** Any application to revert any final map, parcel map or other instrument to undivided

1 acreage shall comply with the requirements of NRS Chapter 278 regarding the abandonment of maps
2 or reversion of divided land to acreage. [Acceptance of the application shall be made by the Secretary
3 of the Planning Commission on behalf of the governing body. Review of the application and final
4 action on the application shall be made by the Planning Commission on behalf of the governing
5 body.] The application shall be filed with the Director, who shall be responsible for reviewing and
6 acting upon the application.

7 SECTION 86: Title 18, Chapter 18, of the Municipal Code of the City of Las Vegas,
8 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 25,
9 reading as follows:

10 **18.18.025:** In accordance with NRS 278.4925, the owner of two or more contiguous parcels may
11 merge and re-subdivide the land into new parcels or lots without reverting the preexisting parcels to
12 acreage pursuant to NRS 278.490. The recording of the re-subdivided parcels or lots on any map
13 constitutes the merging of the preexisting parcels into a single parcel and then re-subdivision into new
14 parcels or lots. For any public street, easement or utility easement that will not remain in effect after
15 the merger and re-subdivision, a certificate must be attached to the parcel map or final map indicating
16 that the Planning Commission or Director, as applicable, has determined that has been vacated or
17 abandoned in accordance with NRS 278.480. If streets, easements and utility easements are to remain
18 in effect after the merger and re-subdivision, they shall be clearly delineated on the map.

19 SECTION 87: Title 18, Chapter 18, Section 30, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.18.030:** The final map of reversion shall be prepared by a professional land surveyor
22 [registered] licensed pursuant to NRS Chapter 625. The surveyor shall [state in his certificate all
23 information required by statute.] include in the required surveyor's certificate all the information
24 required by NRS Chapter 278, including the representation that the map has been prepared from
25 information on a recorded map or maps that are being reverted. The certificate:

26 (A) May include a statement that the professional land surveyor assumes no
27 responsibility for the existence of the monuments or for correctness of other information shown on
28 or copied from the recorded document(s).

1 (B) Shall include information which is sufficient to identify clearly the recorded
2 map or maps being reverted.

3 SECTION 88: Title 18, Chapter 18, Section 50, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.18.050:** The application for a map of reversion shall include:

6 (A) A report from a title company which lists the names of each owner of record
7 of the land and each holder of record of a security interest in the land, if the security interest was
8 created by a mortgage or a deed of trust. [; and] The report must be updated as necessary so that it
9 is current within seven days of the date the map is released for recording; and

10 (B) The written consent of each holder of record of a security interest listed
11 pursuant to the section above to the preparation and recordation of the map of reversion or
12 abandonment. A holder of record of a security interest may consent by signing the map of reversion
13 or abandonment or a separate document that is filed with the map of reversion or abandonment and
14 declares his consent to the reversion or abandonment, provided the map contains a notation that a
15 separate document has been recorded to this effect.

16 SECTION 89: Title 18, Chapter 20, Section 10, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.20.010:** A public street or easement, or the City's interest in a government patent reservation,
19 may be vacated upon the petition of at least one owner of property abutting the area proposed to be
20 vacated, or upon the initiative of the City. In the case of a petition by an abutting property owner,
21 [Two] two copies of a properly signed petition [for vacation] shall be filed with the Secretary of the
22 Planning Commission on a form provided by the Department of [Community] Planning and
23 Development. The petition shall contain a written statement describing the area to be vacated and the
24 reasons for the proposed request, and either a complete legal description from which the right-of-way
25 or other property proposed to be vacated may be plotted or a drawing acceptable to the Department
26 of [Community] Planning and Development showing an accurate representation of the proposed
27 vacation.

28 SECTION 90: Title 18, Chapter 20, Section 20, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.20.020:** A [vacation petition is sufficient if it is signed by at least one owner of property
3 abutting the area proposed to be vacated and is] petition for vacation must be accompanied by a deed
4 or other sufficient evidence of ownership. In the case of a City-initiated vacation, an appropriate
5 written request shall be filed and processed as if it were a petition under this Chapter.

6 SECTION 91: Title 18, Chapter 20, Section 30, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.20.030:** Upon receipt of a properly executed petition, the Secretary of the Planning
9 Commission shall maintain said petition, together with all pertinent attachments and exhibits, in the
10 permanent files of the Department of [Community] Planning and Development as a public record.

11 SECTION 92: Title 18, Chapter 20, Section 60, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.20.060:** If, after holding the public hearing, the City Council is satisfied that the public will not
14 be materially injured by the proposed vacation, it may order the street, easement or [U.S. Government
15 Patent Reservation] government patent reservation vacated. The City Council may make the order
16 conditional and the order shall become effective only upon the fulfillment of the conditions
17 prescribed. In the case of a government patent reservation, the order may take the form of a
18 relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under
19 the provisions of this Chapter.

20 SECTION 93: Title 18, Chapter 20, Section 90, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.20.090:** All public improvements adjacent to [and/or] or in conflict with any proposed vacation
23 shall be modified, as necessary, at the expense of the applicant or other responsible person, as
24 required by the Department of Public Works. Approval of the vacation may be conditioned upon a
25 requirement that existing public improvements and appurtenances with a potential salvage value be:

26 (A) Removed in a manner designed to protect that value; and

27 (B) Delivered to a City facility for reuse, as directed by the Department of Public
28 Works.

1 SECTION 94: Title 18, Chapter 20, Section 140, of the Municipal Code of the City
2 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 **18.20.140:** An order of vacation [or relinquishment (the "reconveyance")] shall not be recorded
4 until all the requirements imposed on the vacation have been met, except that any requirement may
5 be fulfilled for purposes of recordation by providing sufficient security for the performance thereof
6 in accordance with Section 18.14.030, [of this Title.]

7 SECTION 95: Title 18, Chapter 20, Section 150, of the Municipal Code of the City
8 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.20.150:** If the [reconveyance] order of vacation is not recorded within one year after approval
10 by the City Council or within such additional time as may be granted by the [Planning Commission,]
11 Director, approval of the vacation terminates and a new petition must be submitted.

12 SECTION 96: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety, including the five appendices
14 designated as Appendices "A," "B," "C," "D" and "E," which were adopted as part of that section.

15 SECTION 97: Title 18, Chapter 24, of the Municipal Code of the City of Las Vegas,
16 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 10,
17 reading as follows:

18 **18.24.010:** There are adopted, as part of this Chapter, five appendices, designated as Appendices
19 "A," "B," "C," "D" and "E," which are attached to the ordinance codified in this Chapter and copies
20 of which shall be maintained in the office of the City Clerk and the Department of Planning and
21 Development.

22 SECTION 98: Title 18, Chapter 26, Section 10, of the Municipal Code of the City of
23 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.26.010:** [Appropriate off-site improvements may also be required in] In connection with
25 development approvals or permit approvals for residential and nonresidential developments that are
26 not otherwise subject to the land division requirements of this Title, [. Such improvements shall
27 conform to City standards.] the City may require, as a condition of approval, that the developer install
28 one or more of the following, to applicable City standards:

- 1 (A) Appropriate off-site improvements;
2 (B) Site access improvements; and
3 (C) Private streets and common area improvements that are proposed to serve the
4 development.

5 SECTION 99: Title 18, Chapter 26, Section 20, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.26.020:** In order to assure the installation of any improvements required pursuant to Section
8 18.26.010, [of this Chapter,] the developer may be required to [enter] do one or more of the following:

- 9 (A) Enter into a development agreement or covenant running with land agreement.
10 (B) Enter into an off-site improvements agreement and post adequate security
11 therefor in accordance with the provisions of Chapter 18.14, [of this Title.]
12 (C) Provide an alternate or equivalent means of assurance that is satisfactory to the
13 City, including the payment of moneys in lieu of improvements.

14 SECTION 100: Title 18, Chapter 28, Section 10, of the Municipal Code of the
15 City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.28.010:** With respect to any separately identified subdivision, building permits may be issued
17 for not more than six model homes before the final subdivision map pertaining thereto is recorded if
18 and only if all of the following conditions are met:

- 19 (A) The final map [either:
20 (1) Has been approved by the City Council, or
21 (2) Has been approved by the Planning Commission, the period for appeal to
22 or review by the City Council concerning such map has expired and no such appeal or review is
23 pending.] has been approved by the Director or the Planning Commission.
24 (B) All preconstruction requirements of zoning and plot plan approvals have been
25 met.
26 (C) The site and setbacks of the model homes are in conformance with the final
27 map and the approved zoning.
28 (D) Plan checking of the model homes has been completed and all the items

described in Chapter 18.10 have been submitted and approved in accordance therewith.

(E) The following departments have certified in writing, through their authorized representatives, that their respective preconstruction requirements have been met:

(1) The Department of Public Works;

(2) The Department of [Community] Planning and Development; and

(3) The Department of Fire [Services.] and Rescue.

(F) The applicant for such model home permits has acknowledged and agreed in writing that:

(1) No changes to the final map as approved will be made, except those required by the City, and all construction and improvements will conform to the approved map.

(2) The permitted model homes will not be sold or occupied for residential purposes until the final map has been recorded.

(3) The issuance of model home permits will be expressly limited to the model home use and will not be construed as a commitment by the City to approve the final map or to approve any zoning matter.

(4) The applicant will indemnify, defend and hold the City and its officers, agents and employees harmless from any liability and from and against any claim, loss or damage it or they may incur because of the issuance of any such permit.

SECTION 101: Title 18, Chapter 28, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.28.020: If the permittee or applicant violates or fails to comply with any requirement of this Title or Title [19] 19A of this Code or breaches any promise or obligation entered into pursuant to this Chapter, the City may deny, suspend or revoke any building permit for a model home and may issue a stop-work order with respect thereto.

SECTION 102: Section 19A.06.030(G) of the Zoning Code of the City of Las Vegas is hereby amended to read as follows:

G. Open [Space] Area and Landscape Area Requirements

A minimum of 20 percent of the gross property area in the P-C District shall consist of any

1 combination of the following: open space, recreation facilities, [multi-purpose] multi-use trails,
2 pedestrian and bikeway facilities, other common community facilities, [and] landscaped areas in
3 public rights-of-way[.] , and up to 50% of any landscaped area that is provided in a stepped-back
4 perimeter wall if the wall satisfies the requirements of LVMC 18.12.510. [Any private recreation
5 facility which serves more than one individual lot may be counted as a part of the minimum
6 requirement.] For purposes of this Subsection, "recreation facilities" include a private recreation
7 facility if it serves more than one individual lot. [Specific open space] The proposed means of
8 complying with specific open area and landscaped area requirements shall be set forth in the Planned
9 Community Program.

10 SECTION 103: Section 19A.06.040(G) of the Zoning Code of the City of Las
11 Vegas is hereby amended to read as follows:

12 **G. Allocation of Open Space and Common Recreational Facilities**

13 1. Each residential planned development containing 12 or more dwelling units shall allocate and
14 provide open space and common recreational facilities which, at a minimum, comply with the
15 following formula:

$$\begin{aligned} &\text{DENSITY (UNITS PER ACRE, TO THE NEAREST TENTH)} \times 1.65 = \\ &\text{PERCENTAGE OF GROSS LAND REQUIRED FOR OPEN} \\ &\text{SPACE/RECREATIONAL AREA} \end{aligned}$$

19 2. Except as otherwise permitted under [Subsection] Subsections (3) and (4) of this Section (G),
20 the following do not qualify as required open space or common recreational facilities:

- 21 a. Rights-of-way;
- 22 b. Required setback areas;
- 23 c. Drainage easements;
- 24 d. Vehicle parking areas;
- 25 e. Landscaped entry features;
- 26 f. Landscape planters located along major thoroughfares or collector streets; or
- 27 g. [Any area which is not platted as a separate lot, unless it is made available for public
28 use by means of an appropriate access and use easement.] Multi-use trail paths (hard-surfaced).

1 3. [Any area allocated for public multi-use trails may be counted toward the requirement for open
2 space and common recreational facilities unless it is not intended for open space or common
3 recreational facilities as indicated on the list of exclusions for the trail area.

4 4.] Any area allocated for streetscape within a subdivision may be counted toward the requirement
5 for open space and common recreation facilities if:

6 a. The streetscape conforms to the following:

7 (1) A minimum of one (1) twenty four inch (24") tree shall be provided for every
8 thirty feet (30') of gross frontage, with a maximum distance of thirty feet (30') on-center between any
9 such tree and the tree nearest to it, whether on the same or a different lot;

10 (2) A minimum of four (4) shrubs, each with a minimum size of five (5) gallons,
11 shall be provided for every tree; and

12 (3) Bare soil is not permitted. Any streetscape area not covered by vegetation must
13 contain a minimum of two inches (2") of rock mulch or decomposed granite.

14 b. Where practical, such streetscape is provided on both sides of the street on all internal
15 streets within the subdivision;

16 c. The area allocated for streetscape is not less than five feet (5') in width, and is directly
17 adjacent to the sidewalk or curb; and

18 d. The area allocated for streetscape is dedicated as a common lot and maintained by an
19 owners' association.

20 4. In the case of landscaping that is provided in a stepped-back perimeter wall, up to 50% of the
21 landscaped area may be counted toward the requirement for open space and common recreation
22 facilities if the wall satisfies the requirements of LVMC 18.12.510.

23 5. Open space and common recreational facilities shall be configured so as to permit optimal
24 utilization and shall be more or less centrally located so as to be reasonably and readily accessible
25 from all residences built or proposed for the development. A sidewalk system shall be provided to
26 connect all residential areas to required open space and common recreational facilities. Easy and safe
27 shortcut access to such facilities (or to any adjacent public trail system, public park or public
28 recreational facility) should be provided by means of alleyways or pathways that:

1 a. Are cleared and provide for the safe passage of pedestrians or bicycle traffic only, or
2 both;

3 b. Are improved, either with or without paving;

4 c. Have minimum widths as follows:

5 (1) When lined on at least one side with a solid wall of a height not greater than
6 forty-two (42) inches, a minimum width of five (5) feet;

7 (2) In any other case in which the alleyway or pathway does not exceed one
8 hundred sixty (160) feet in length, a minimum width of ten (10) feet; or

9 (3) In the case of an alleyway or pathway that exceeds one hundred sixty (160) feet
10 in length, a minimum width of ten (10) feet, plus one (1) additional foot in width for each additional
11 eight (8) feet in length beyond one hundred sixty (160) feet.

12 SECTION 104: Section 19A.06.110(E) of the Zoning Code of the City of Las
13 Vegas is hereby amended to read as follows:

14 **E. Open [Space] Area and Landscape Area Requirements**

15 A minimum of 20 percent of the gross property area proposed to be added to or developed within the
16 T-C District shall consist of any combination of the following: open space, recreation facilities,
17 [multi-purpose] multi-use trails, pedestrian and bikeway facilities, other common community
18 facilities, [and] landscaped areas in public rights-of-way[.] , and up to 50% of any landscaped area
19 that is provided in a stepped-back perimeter wall if the wall satisfies the requirements of LVMC
20 18.12.510. [Any private recreation facility which serves more than one individual lot may be counted
21 as a part of the minimum requirement.] For purposes of this Subsection, "recreation facilities" include
22 a private recreation facility if it serves more than one individual lot. [Specific open space] The
23 proposed means of complying with specific open area and landscaped area requirements shall be set
24 forth in the Town Center Development Standards Manual.

25 SECTION 105: Figure 3, as attached to this Ordinance, shall appear in the Las
26 Vegas Municipal Code at the end of Section 18.12.510.

27 SECTION 106: If any section, subsection, subdivision, paragraph, sentence,
28 clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional,

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

7 SECTION 107: Whenever in this ordinance any act is prohibited or is made or
8 declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of
9 any act is required or the failure to do any act is made or declared to be unlawful or an offense or a
10 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
11 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
12 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
13 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

14 SECTION 108: All ordinances or parts of ordinances or sections, subsections,
15 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,
16 Nevada, 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this 3rd day of January, 2001.

18 APPROVED:

19
20 By Bern Bluth
21 OSCAR B. GOODMAN, Mayor

22 ATTEST:

23 Barbara Jo Ronemus
24 BARBARA JO RONEUMUS, City Clerk

25 APPROVED AS TO FORM:

26 Valsted 1-3-01
27 Date
28

1 The above and foregoing ordinance was first proposed and read by title to the City
2 Council on the 15th day of November, 2000 and referred to the following committee
3 composed of the Councilmembers Mack and Weekly for recommendation; thereafter the said
4 committee reported favorably on said ordinance on the 3rd day of January, 2001 which was a
5 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read
6 by title to the City Council as amended and adopted by the following vote:

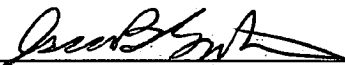
7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown and
8 Weekly

9 VOTING "NAY": NONE

10 EXCUSED: Councilman Mack

11 ABSTAINED: Councilwoman L. B. McDonald

12 APPROVED:

13
14 
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

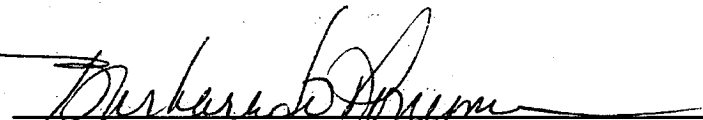
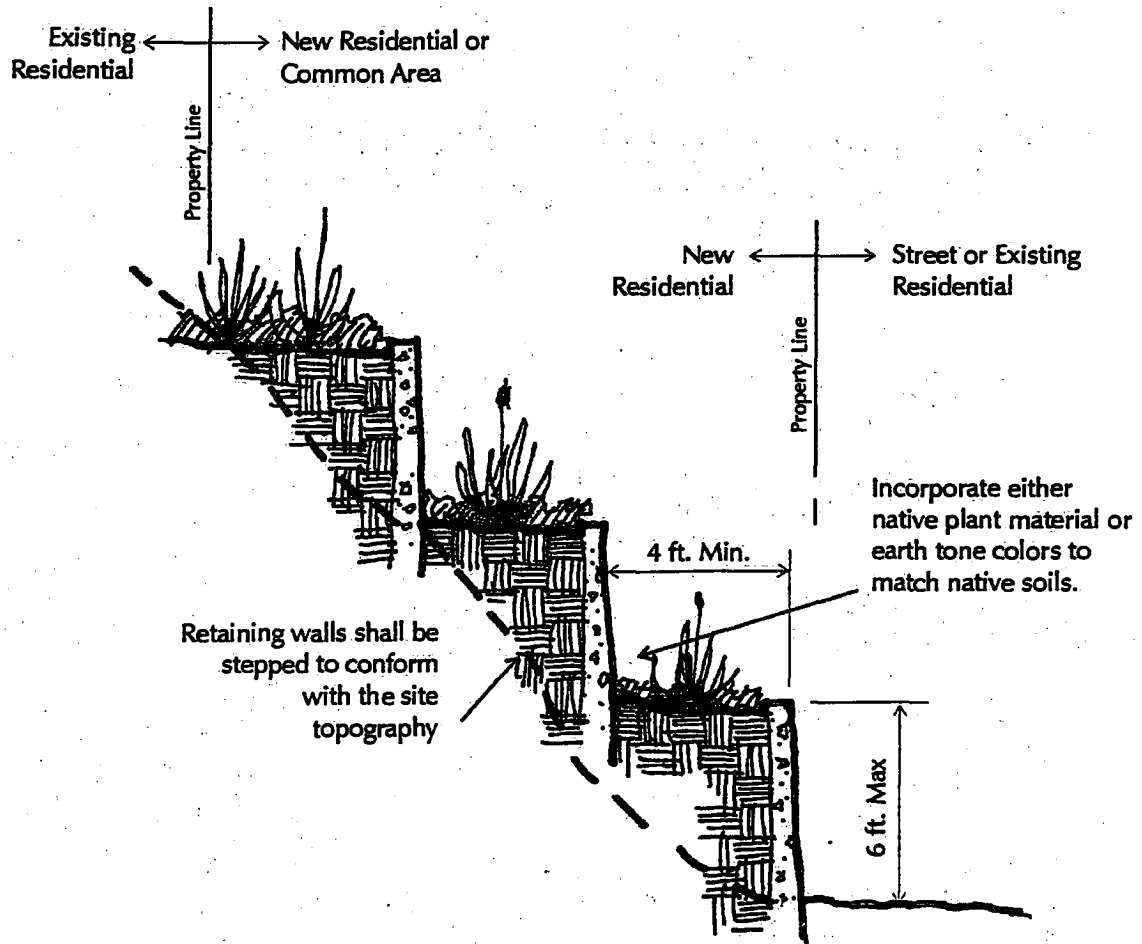
17 
18 BARBARA JO RONEMUS, City Clerk
19
20
21
22
23
24
25
26

FIGURE 3
RETAINING WALL STEP-BACK REQUIREMENTS



APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- ☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- C. Parcel Map Contents:
 - ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
 - ☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);
 - ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - ☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;

- ☐ 10. Identification of adjoining properties;
- ☐ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ☐ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- ☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ☐ 14. Certificate of approval by the Director of Planning and Development and the City Surveyor;
- ☐ 15. Impact Statement, if required; and
- ☐ 16. Location of all trails.

D. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☐ 1. Name of the proposed subdivision.
- ☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☐ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☐ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 7. Existing structures and other physical features.
- ☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.

- ☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 14. Existing and proposed storm drains.
- ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- ☐ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☐ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- ☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.

- ☐ 3. Any proposed deviations from City standards.
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A".
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- ☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☐ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 3. Identification of adjoining properties.
- ☐ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 6. Existing and proposed street right-of-way widths and corner radii.
- ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☐ 9. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

- ☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.
- ☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- ☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- ☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☐ 6. Certificate of Director of Planning and Development/Planning

Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map; all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.

- ☐ 7. Certificate of easement recipients.
- ☐ 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.

APPENDIX D

MONUMENTATION REQUIREMENTS

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments

1. General

- (a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:
 - (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.
- (b) All monuments set within the limits of public rights-of-way or private

streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

- (c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.
- (d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.
- (e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.
- (f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.
- (g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release or the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.
 - (1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

- a. Record of Survey in accordance with NRS 625.340;
 - b. Corner Record in accordance with NRS Chapter 329.
- (2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a
Licensed Professional Land Surveyor in the State of
Nevada, do hereby certify that the monuments have
been set and the tie distances established as shown
hereon. This survey was completed on _____.

2. Types of Monuments

- (a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.
- (b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.
- (c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.
- (d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard

Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

- (a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ sections corners or $\frac{1}{16}$ section corners, as the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.
- (b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.
- (c) Monumentation at a Point of Intersection which falls within the limits of a public or private right-of-way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.
- (d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES

A. Certificate of ownership and easement dedication.

1. The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____, and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights-of-way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such

easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Dated this _____ day of 20__.

2. For commercial subdivision, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall

be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, and public fire hydrants, together with the right of ingress to and egress therefrom.

B. Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner).
2. The lands surveyed lie within _____
(Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on _____.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the

positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (a day certain) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

License/Registration No. and Seal

C. Certificate of City Surveyor (or City Engineer)

I, (name), City Surveyor (or City Engineer) of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (a day certain).

City Surveyor (or City Engineer, PE)

Date

D. Certificate of District Board of Health

This final map is approved by the Clark County District Board of Health. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Date

Clark County District Board of Health
(Print name under signature)

E. Certificate of Water Resources Division

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning and Development/Planning Commission

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development (or by the Planning Commission of the City of Las Vegas) on the ____ day of _____, 20____.

Date

Director of Planning and Development/
Secretary of Planning Commission
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Sprint Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)

by _____ name(s) of person(s) _____ as

_____ (type of authority, e.g., officer, trustee, etc.) _____ of

_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)

(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

FIRST AMENDMENT

BILL NO. 2000-87

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Willard Tim Chow,
Director of Planning and Development

Summary: Updates the City's subdivision
and land development regulations.

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

SECTION 1: Title 18, Chapter 2, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.010: The provisions of this Title are adopted pursuant to authority of NRS Chapter 278 (Planning and Zoning) and may be referred to as the Subdivision Regulations of the City of Las Vegas.

SECTION 2: Title 18, Chapter 2, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.020: The provisions of this Title apply to all [divisions] development of land within the boundaries of the City of Las Vegas. No application for the [division of land by a parcel map or tentative/final map] development of land, or for approval of a division or map under this Title, shall be approved unless the [division] application is determined to be in conformance with the requirements of this Title and all applicable [zoning regulations.] development regulations, including any standards, plans or policies that have been adopted so as to have a regulatory effect.

SECTION 3: Title 18, Chapter 2, Section 30, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.030: The purpose and intent of this Title is to ensure that all [divisions of land occur] development, division, and mapping under this Title occurs in conformance with State law; that such [divisions are] activity is consistent with the City's General Plan (Master Plan) and [zoning regulations;] applicable development regulations, including any standards, plans or policies that have

1 been adopted by the City Council so as to have a regulatory effect; that required on-site and off-site
2 dedications and public improvements are properly installed or guaranteed; [or installed;] and that
3 appropriate process is followed in the review and approval of [such division of land.] applications
4 made under this Title.

5 SECTION 4: Title 18, Chapter 2, Section 40, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.02.040:** In [construction of] construing the language of this Title, the following rules shall be
8 observed, unless [such] the context clearly indicates the contrary or the construction would be
9 inconsistent with the manifest intent of the City Council:

10 (A) All provisions, terms, phrases and expressions contained in this Title shall be
11 construed in favor of carrying out the intent of the City Council. Terms used in this Chapter, unless
12 otherwise specifically provided, shall have the meanings set forth in NRS Chapter 278.

13 (B) The provisions of this Title shall be deemed to be the minimum requirements
14 adopted for the promotion of the public health, safety, comfort, convenience and general welfare.
15 Where any provision of this Title imposes a restriction upon the subject matter that differs from a
16 restriction imposed by another provision of this Code, the provision imposing the greater restriction
17 shall be deemed to be controlling.

18 (C) The time within which an action is to be taken shall be computed by excluding
19 the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday, that day
20 shall be excluded. [The] Unless otherwise stated, the following time-related words shall have the
21 meanings ascribed below:

22 (1) "Day" means a calendar day, [unless otherwise stated.]

23 (2) "Week" means seven consecutive calendar days.

24 (3) "Month" means a calendar month.

25 (4) "Year" means a calendar year, [, unless a fiscal year is indicated.]

26 (D) Whenever a provision of this Title requires the [head] director of a department
27 or some other City officer or employee to perform some act or duty, it shall be construed as
28 authorizing the [head] director of the department or other officer to designate, delegate and authorize

1 professional-level subordinates to perform the required act or duty, unless the terms of the provisions
2 or an applicable State statute specify otherwise.

3 (E) Section and subsection headings contained in this Title are for convenience
4 only and do not modify or limit the meaning or intent of any provision.

5 (F) [Unless the context clearly indicates the contrary, words] Words used in the
6 present tense shall include the future, words used in the plural shall include the singular, words used
7 in the singular shall include the plural and words of one gender shall include the other.

8 (G) The words "shall," "must" and "will" are [always] mandatory, [The term] and
9 the word "may" is discretionary.

10 (H) [Unless the context clearly indicates the contrary, conjunctions] Conjunctions
11 shall be interpreted as follows:

12 (1) "And" indicates that all connected items or provisions apply; and

13 (2) "Or" indicates that the connected items or provisions may apply singly
14 or in any combination.

15 (I) Words and phrases shall be construed according to the common and approved
16 usage of the language, but technical words and phrases and others that may have acquired a peculiar
17 and appropriate meaning in law shall be construed and understood according to such meaning.

18 (J) References to "written" information shall mean any representation of words,
19 letters or figures whether by printing or other form or method of writing.

20 SECTION 5: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
21 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 50,
22 reading as follows:

23 **18.02.050:** The Director of Planning and Development is responsible for the administration and
24 enforcement of this Title. In connection with that responsibility, the Director shall have the authority
25 to:

26 (A) Accept and process applications under this Title;

27 (B) Organize and maintain records associated with those applications;

28 (C) Cooperate with the Director of Public Works in administering and enforcing

1 this Title;

2 (D) Conduct the necessary review of maps which have been submitted under this
3 Title;

4 (E) Verify compliance with all zoning and development requirements;

5 (F) Adopt specifications and procedures relating to the administration of this Title;

6 (G) Take action to approve, deny or otherwise act upon subdivision and other maps
7 in accordance with the provisions of this Title;

8 (H) Approve or deny administrative exceptions and waivers in accordance with the
9 provisions of this Title;

10 (I) Perform any other function described in this Title that is not otherwise assigned
11 to a particular person or entity; and

12 (J) Delegate, designate or assign to another person any function described in this
13 Section or Title, except to the extent not permitted by law.

14 SECTION 6: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
15 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
16 reading as follows:

17 **18.02.060:** The Director of Public Works is responsible for the administration and enforcement
18 of any provisions of this Title that are assigned or delegated to the Director of Public Works by the
19 provisions of this Title. In connection with that responsibility, the Director of Public Works shall
20 have the authority to:

21 (A) Act upon and process applications under this Title, to the extent assigned or
22 delegated that responsibility;

23 (B) Cooperate with the Director of Planning and Development in administering and
24 enforcing this Title;

25 (C) Administer or enforce any provision of this Title which has been assigned to
26 the Director of Public Works;

27 (D) Conduct the necessary review of maps which have been submitted under this
28 Title;

1 (E) Adopt specifications and procedures relating to the role of the Director of
2 Public Works under this Title;

3 (F) Provide interpretations and references regarding applicable requirements for
4 off-site improvements, rights-of-way, dedications, and drainage and traffic studies;

5 (G) Provide comments or other input to ensure the inclusion of appropriate survey
6 data and related documentation;

7 (H) Approve or deny administrative exceptions and waivers in accordance with the
8 provisions of this Title; and

9 (I) Delegate, designate or assign to another person any function described in this
10 Section, except to the extent not permitted by law.

11 SECTION 7: Title 18, Chapter 4, Section 60, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.04.060:** "City standards" means, in their most recent editions and with the most recent
14 amendments adopted by the City, the Standard Drawings for Public Works Construction Off-Site
15 Improvements, Clark County, Nevada; Uniform Standard Specifications for Public Works
16 Construction Off-Site Improvements, Clark County, Nevada; Uniform Regulations for the Control
17 of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood
18 Control District; Design and Construction Standards for Wastewater Collection Systems of Southern
19 Nevada; Summerlin Development Standards; Summerlin Revised Improvement Standards; Urban
20 Design Standards; Landscape, Wall and Buffer Standards; and any other engineering , development
21 or design standards and specifications adopted by the City[.] Council. The term includes standards
22 for public improvements and standards for private improvements required under this Title.

23 SECTION 8: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
24 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 65,
25 reading as follows:

26 **18.04.065:** "Common interest community" means real estate with respect to which a person, by
27 virtue of his ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership
28 of a unit" does not include holding a leasehold interest of less than 20 years in a unit, including

options to renew.

SECTION 9: Title 18, Chapter 4, Section 100, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.04.100: "Director" means the Director of [Community] Planning and Development or the Director's designee, unless a specific provision indicates otherwise.

SECTION 10: Title 18, Chapter 4, Section 150, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.04.150: ["Local access drive"] "Private drive" means a private roadway[, typically created as an easement,] that provides access: [to]

(A) To a limited number of individual dwelling units and their respective garage units, driveways or parking spaces within developments [where all land] in which the private roadway is held in common[.] ; or

(B) Within a commercial subdivision.

A [local access] private drive typically is a dead-end or looped roadway that intersects with a [collector access drive.] public roadway.

SECTION 11: Title 18, Chapter 4, Section 160, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 12: Title 18, Chapter 4, Section 170, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.04.170: "Driveway" means the improved area [connecting a garage to a public or private street or to a private access drive.] that provides ingress and egress between a roadway and adjoining property.

SECTION 13: Title 18, Chapter 4, Section 180, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.04.180: "Private easement" means a right granted by a property owner, generally described and established in a [real estate deed/document or recorded subdivision] recorded document or map, to permit a general or specific use by a specific person, group or agency. Private easements are not maintained by the City. Access to individual lots abutting private drives or private streets is generally

1 created through the granting of private access easements.

2 SECTION 14: Title 18, Chapter 4, Section 190, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.04.190:** "Public easement" means a right granted by a property owner, generally described and
5 established in a [real estate deed/document or recorded subdivision] recorded document or map, to
6 permit a general or specific use by the public, a public agency, a public utility or a public corporation,
7 if specified. The maintenance of public easements owned and controlled by the City may be assigned
8 to others if mutually agreeable between the City and the assigned party. Public easements can be
9 granted to overlap all or any portion of any private property or private easement.

10 SECTION 15: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
11 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 225,
12 reading as follows:

13 **18.04.225:** "Final Map Technical Review" means that process by which all technical aspects of
14 a proposed final map are reviewed, excluding the final submittal of approvable mylar copies in
15 preparation for recordation.

16 SECTION 16: Title 18, Chapter 4, Section 290, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.04.290:** "Lot lines" means the lines [abounding] bounding a lot.

19 SECTION 17: Title 18, Chapter 4, Section 340, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.04.340:** "Lot width" means the [narrower] lesser of the horizontal distances separating side lot
22 lines measured at the [from] front and rear building setback line.

23 SECTION 18: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
24 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 375,
25 reading as follows:

26 **18.04.375:** "Private improvements" means improvements installed within a development for
27 private or quasi-public purposes, but not owned or maintained by the City.

28 SECTION 19: Title 18, Chapter 4, Section 380, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.380:** "Public improvements" means streets, alleys, curbs, gutters, sidewalks, medians,
3 streetlighting systems, traffic control signage and systems, traffic signal systems and interconnect
4 facilities, sanitary sewer systems, drainage facilities, fire hydrants, trails, trail paths, open space
5 improvements and other miscellaneous facilities and improvements to be owned by a public entity
6 that are generally for the benefit of the subdivision or development and are required by the City to be
7 constructed and accepted within public rights-of way or public easements. Public improvements also
8 may include the dedication and construction of park facilities to be accepted by the City, and
9 dedication of public rights-of-way and easements, as applicable. [Improvements other than those
10 described in the preceding sentences are "private improvements."]

11 SECTION 20: Title 18, Chapter 4, Section 390, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.04.390:** "Roadway" means a public or private corridor for pedestrian [and/or] or vehicular
14 movements (or both), along with [improvements, if any, and right-of-ways and/or easements.]
15 corresponding right-of-way and easements, and any improvements constructed therein.

16 SECTION 21: Title 18, Chapter 4, Section 400, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.04.400:** "Standards for [access] private drives" means those adopted City standards[, if any,]
19 governing the design and construction of private [access] drives.

20 SECTION 22: Title 18, Chapter 4, Section 470, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.04.470:** "Private street" means any roadway, other than a ["local access drive" or "collector
23 access drive,"] private drive, that is not owned by a public entity.

24 SECTION 23: Title 18, Chapter 4, Section 510, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.04.510:** "Surveyor" means a person currently [registered] licensed as a professional land
27 surveyor under the provisions of NRS Chapter 625.

28 SECTION 24: Title 18, Chapter 4, Section 530, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.530:** "Vacation" means the abandonment of a right-of-way or easement, or the
3 relinquishment of the City's interest (if any) in [U. S. Government Patent Reservations.] a government
4 patent reservation.

5 SECTION 25: Title 18, Chapter 6, Section 10, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.06.010:** The provisions of this Chapter set forth the administrative and procedural requirements
8 for the division of land by a parcel map. The parcel map process does not require Planning
9 Commission or City Council action. [The Director shall determine if a parcel map complies with this
10 Chapter, and shall issue final approval for and sign a parcel map if a determination of compliance is
11 made.]

12 SECTION 26: Title 18, Chapter 6, Section 60, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.06.060:** The Director, in conjunction with the Director of Public Works, shall determine
15 whether or not a parcel map complies with this Chapter. Upon determining, pursuant to this Chapter,
16 that all conditions and requirements have been met and that all appropriate certification signatures are
17 complete, the Director and the Director of Public Works shall give final approval [to] for the parcel
18 map, [. The Director shall then be authorized to] sign the appropriate [certification] certifications, and
19 release the parcel map for recordation.

20 SECTION 27: Title 18, Chapter 6, Section 80, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.06.080:** [Approved water] Water supply systems shall be installed and maintained in
23 accordance with City standards, Las Vegas Valley Water District standards, Clark County District
24 Board of Health [District] standards or State of Nevada standards, whichever are applicable.
25 Approval of a parcel map does not in any manner ensure the adequacy or availability of future water
26 supplies to service the proposed development.

27 SECTION 28: Title 18, Chapter 6, Section 100, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.06.100:** All lots [created by] resulting from the division of land in accordance with the parcel
2 map process shall have frontage on a public street or access to a public street [or have access via an
3 irrevocable private street easement or private access] via a private street or private drive. Public street
4 dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the
5 parcel map site also may be required, as necessary, by the Department of Public Works.

6 SECTION 29: Title 18, Chapter 6, Section 110, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.06.110:** All lots [created by] resulting from the division of land in accordance with the parcel
9 map process that are less than two and one-half acres in size shall have access by way of an all-
10 weather street which meets the requirements of the [Clark County PM-10 Plan.] Air Pollution Control
11 Regulations of the Clark County District Board of Health. Proof of legal access to the parcel map site
12 may be required to be submitted prior to approval of the parcel map.

13 SECTION 30: Title 18, Chapter 6, Section 120, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.06.120:** [All] Except as otherwise specifically provided in this Section or in a development
16 agreement, all public improvements adjacent to and, if proposed, interior to the parcel map site shall
17 be fully installed, to current City standards, [.] before the parcel map is released for recordation. [In
18 certain locations, because of existing improvements or special neighborhood plans, paved access to
19 a parcel map site also may be required by the Department of Public Works. When appropriate, the
20 requirement for the] The Director of Public Works is authorized to allow the installation of public
21 improvements or any portion thereof [may] to be delayed [if the Director of Public Works so
22 recommends because of] for any of the following [listed situations and provided that] reasons, but
23 only if the applicant [executes and records a covenant running with land agreement] provides security,
24 in accordance with Section 18.06.160, for the installation of all improvements so delayed prior to the
25 release of the parcel map for recordation:

26 (A) The parcel map [creates] will create large lots upon which no immediate
27 development is intended;

28 (B) The parcel map site is located more than six hundred sixty feet (one nominal

1 block) from existing full or partial improvements;

2 (C) The parcel map site is located in an area where partial or full public street
3 improvements are not customary;

4 (D) The parcel map site is located in an area where no street improvements
5 currently exist and [are not committed for] none have been obligated by means of a public
6 improvements covenant, [or other named document with similar intent,] a covenant running with land
7 agreement, a valid outstanding condition of approval for zoning or plot plan review, a budget
8 appropriation or signed contract[;] , or another similar document or evidence of commitment; or

9 (E) [Extenuating] Other extenuating site-related circumstances exist.

10 SECTION 31: Title 18, Chapter 6, Section 130, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.06.130:** The applicant shall be responsible for the installation of all dust control improvements
13 that may be required under applicable law, or the contribution of moneys in lieu of improvements,
14 on all public streets adjacent to the parcel map site. Bonds will not be allowed in lieu of
15 improvements for dust control improvements. [The waiver of the requirement of dust control
16 improvements by the appropriate authority must be based upon extenuating circumstances and take
17 into account the recommendation of the Director of Public Works.]

18 SECTION 32: Title 18, Chapter 6, Section 140, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.06.140:** Private streets shall be [fully improved in all cases with paving, curb and gutter, and
21 public sewers and fire hydrants where available. Gravel or paved street improvements shall include
22 engineered street grades.] constructed to applicable City standards.

23 SECTION 33: Title 18, Chapter 6, Section 160, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.06.160:** Prior to or concurrent with the release of the parcel map for recordation, all dedications
26 and required improvements shall be completed, [or such shall be guaranteed in accordance with
27 Section 18.14.020. All delayed improvements allowed, if any, must be guaranteed with the
28 recordation of a covenant running with land agreement.] unless additional time has been granted

1 pursuant to Section 18.06.120 for the installation of improvements, and security for their installation
2 has been provided. The installation of improvements shall be secured by means of a recorded
3 covenant running with land agreement or as otherwise permitted under Chapter 18.14.

4 SECTION 34: Title 18, Chapter 6, of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 175,
6 reading as follows:

7 **18.06.175:** A parcel map presented for recording shall include the following items:

8 (A) A report from a title company which lists the names of each owner of record
9 of the land to be divided and each holder of record of a security interest in the land to be divided, if
10 the security interest was created by a mortgage or a deed of trust. Before the parcel map is released
11 for recording, the Director may require that the report be updated as deemed necessary in order to
12 provide current information;

13 (B) The written consent of each holder of record of a security interest described in
14 Subsection (A), consenting to the preparation and recordation of the parcel map. A holder of record
15 may consent by signing the parcel map or a separate document that is filed with the parcel map and
16 that declares his consent to the division of land;

17 (C) Certificates that are in substantial compliance with Appendix E; and

18 (D) All other information required by NRS Chapter 278.

19 SECTION 35: Title 18, Chapter 6, Section 180, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.06.180:** The parcel map shall be recorded within one year [of the date of approval] after the
22 map has been approved by the City, or such approval shall become null and void. The approved
23 parcel map and any covenants shall be filed and recorded with the County Recorder prior to the sale
24 or transfer of land that is included within a parcel map. [A reproducible copy of the recorded parcel
25 map or a compatible digital format shall be submitted to the Director immediately upon recordation.]
26 Immediately following recordation of the parcel map, the surveyor (or a designee) shall submit to the
27 Director a reproducible copy of the recorded parcel map or a compatible digital format (or both, if
28 required by the Director).

SECTION 36: Title 18, Chapter 6, Section 190, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.06.190: No building permit shall be issued for any structure on property within a parcel map land division until:

(A) The parcel map has been recorded with the County Recorder;

(B) A reproducible copy of the recorded parcel map has been filed in accordance with Section 18.06.180; [and]

(C) All required public streets and easements, including access from public streets to the parcels, have been dedicated; and [provision has been made for required improvements.]

(D) Required street improvements have been constructed or their construction adequately secured or guaranteed.

SECTION 37: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.08.030: (A) No application for a tentative map [shall be approved] is eligible for approval unless it is determined that the proposed subdivision will be in conformance with all applicable zoning regulations[.] , including all applicable provisions of Title 19A; the zoning classification of the site; and all zoning, master plan or site plan approvals for the site, including all applicable conditions that are in effect. [If the site is not zoned appropriately to accommodate the proposed subdivision, an appropriate rezoning application must be filed by the applicant and be approved by the City Council prior to approval of the tentative map.] If the proposed subdivision will not so conform, the Director is under no obligation to accept or process an application for a tentative map until the applicant has made any necessary application for rezoning or site development plan review, or both; the Planning Commission has made a recommendation in support of the zoning-related application(s); and a City Council hearing date has been set for the zoning-related application(s).

(B) In cases where approval of a rezoning or a site development plan review is necessary before a tentative map can be approved:

(1) The Director may withhold presentation of the tentative map to the Planning Commission until at least two weeks after the City Council's final approval of the rezoning

1 or site development plan review application, or both; and

2 (2) The Director may extend the time for reviewing the tentative map if the
3 Council's rezoning or site development plan approval requires that additional issues be addressed or
4 changes made before map approval can occur.

5 (C) The Director's ability to withhold action or extend time under Subsection (B)
6 is subject to the time limits referred to in NRS 278.350, as they may be extended by mutual consent.

7 SECTION 38: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
8 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 45,
9 reading as follows:

10 **18.08.045:** Before submitting an application for tentative map, the subdivider or a representative
11 shall attend a pre-application conference with the Planning and Development Department to obtain
12 the Department's assessment of the proposed tentative map and notice of any changes necessary to
13 bring the application into conformance with City requirements.

14 SECTION 39: Title 18, Chapter 8, Section 50, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.08.050:** A complete tentative map application shall be submitted to the Department of
17 [Community] Planning and Development, along with the application fee set forth in the fee schedule,
18 at least thirty days prior to the date of the meeting at which the applicant wishes to have a tentative
19 map considered by the Planning Commission. The fee shall be nonrefundable.

20 SECTION 40: Title 18, Chapter 8, Section 60, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.08.060:** A complete application for a tentative map shall be made on a form established by the
23 Director and made available to the public. An application for a tentative map shall be accompanied
24 by a sufficient number of copies, as determined by the Director, each twenty-four by thirty-six inches
25 in size, of a tentative map drawing and contain the items set forth in Appendix B to this Title. The
26 drawing shall be made at an engineer's scale [(not an architect's scale)] and should be such that it will
27 fill no less than seventy-five percent of the sheet. A scale of 1"=20' is preferred, with 1"=40', [and]
28 1"=100' and 1"=200' the next most preferred scales. If the Director determines that the tentative map

1 will not fit on a twenty-four by thirty-six inch drawing such that all pertinent information is clearly
2 legible, the Director may approve the use of a larger map size that does not exceed thirty-six by
3 forty-eight inches.

4 SECTION 41: Title 18, Chapter 8, Sections 90 and 100, of the Municipal Code of the
5 City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

6 SECTION 42: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
7 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
8 90 and 100, reading as follows:

9 **18.08.090:** A subdivider who proposes to develop a project of significant impact within the Las
10 Vegas urban growth zone, as that zone is described in NRS 463.3094, shall submit an impact
11 statement and all other required documents to the Director, as required by Section 19A.18.010(E). The
12 impact statement shall be submitted with the tentative map application if it has not been previously
13 submitted and accepted. For the purposes of this Section, the term "project of significant impact"
14 means:

15 (A) A project with a tentative map for, or a planned unit development of, 500 units
16 or more;

17 (B) Tourist accommodations of 300 units or more;

18 (C) A commercial or industrial facility generating more than 3,000 average daily
19 vehicle trips; or

20 (D) A nonresidential development encompassing more than 160 acres.

21 **18.08.100:** A tentative map shall indicate, without limitation:

22 (A) Demonstration of compliance with the necessary traffic circulation and access
23 requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; and

24 (B) Any and all trails that are necessary to be provided in accordance with the
25 City's Master Plan and ordinances.

26 SECTION 43: Title 18, Chapter 8, Section 110, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.08.110:** (A) It is the intent of the City to minimize to the extent possible those instances in

1 which grade changes result in large expanses of monotonous walls facing adjacent property or public
2 streets. Type "B" and Type "C" drainage and cross-fall streets, while undesirable, may be allowed on
3 a case-by-case basis as measures to mitigate large expanses of monotonous walls.

4 (B) Each tentative map application must include, for all sites, a legible schematic
5 cross section drawing which:

6 (1) Has a minimum size of 11" x 17" and a maximum size of 24" x 36";
7 (2) Has an exaggerated vertical scale, with labeled horizontal and vertical
8 dimensions at the property lines;

9 (3) Shows the maximum grade differentials;

10 (4) Includes the existing and proposed condition elevations on the cross
11 sections;

12 (5) Includes cross sections that extend a minimum of 100 feet beyond the
13 limits of the project at each property line, showing the location and finish floor elevations of adjacent
14 structures. Measurements shall be made from the centerline of adjacent streets, or from the property
15 line where no street exists. The Planning and Development Department may require cross sections
16 for up to 100 feet beyond the property line or the centerline of an abutting street, whichever is greater;
17 and

18 (6) Includes cross sections for maximum and typical wall heights.

19 [(B)] (C) Whenever, on the perimeter of a project, retaining walls are proposed
20 which:

21 (1) Face a public street or adjoining property not in common ownership;
22 (2) Are within a single plane and are not separated by landscaping; and
23 (3) Exceed the maximum [acceptable] retaining wall heights indicated in

24 Table "A" below, the applicant shall submit three copies of a plan of proposed perimeter grades which
25 indicates all such walls. This plan may be superimposed on the tentative map but must be legible.

26 The plan shall include cross-sections of all sections of the project perimeter with retaining walls
27 which exceed the heights indicated in Table "A." For purposes of Table "A," retaining wall heights
28 shall be measured from the proposed grade on the exterior side of the project to the top of the

1 retaining wall.

2 **TABLE "A"**

3 **Slope of Natural Grade**

Maximum [Acceptable] Retaining

4 **(percent)**

Wall Height [(feet)]

5 0 to 2

[10] 4 feet

6 above 2 to 4

[12] 6 feet

7 above 4

[14] 6 feet per step of wall (see Chapter

8 18.12, Figure 3)

9 (D) The plan described in Subsection (C) shall show perimeter walls that conform
10 to the requirements of Section 18.12.510.

11 [(C)] (E) [The plan described in Subsection (B) shall be forwarded to the
12 Planning Commission together with the tentative map. In such cases,] In the case of an application
13 which contains a plan as described in Subsection (C), the City will notify all property owners within
14 three-hundred feet of any portion of the project perimeter where a retaining wall exceeds the
15 maximum [acceptable] heights indicated in Table "A," and the Planning Commission shall hold a
16 public hearing concerning the tentative map and the plan of proposed project perimeter grades. The
17 applicant shall pay the fee set forth in the fee schedule for the required hearing and processing. The
18 Planning Commission's review is final unless appealed to the City Council.

19 [(D)] (F) When considering the tentative map application, the Planning
20 Commission shall take into account the submitted plan of proposed project perimeter grades.
21 Approval of the tentative map shall constitute approval of the associated plan of project perimeter
22 grades.

23 [(E)] (G) If the final drainage and grading plan for the project [substantially]
24 changes an approved plan [of] for project perimeter grades[,] by more than two feet in either direction,
25 as determined by the Director or by the Director of Public Works, the tentative map and a new project
26 perimeter grade plan must be reviewed and approved by the Planning Commission as in the first
27 instance. Nothing in this Subsection (G) affects the application of the maximum retaining wall height
28 limitations contained in Table "A".

1 SECTION 44: Title 18, Chapter 8, Sections 120, 130 and 140, of the Municipal Code
2 of the City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

3 SECTION 45: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
4 Nevada, 1983 Edition, is hereby amended by adding thereto seven new sections, designated as
5 Sections 120 to 180, inclusive, reading as follows:

6 **18.08.120:** A subdivider who desires to construct parks or playgrounds in lieu of paying the
7 residential construction tax described in LVMC Chapter 4.24 shall show such parks or playgrounds
8 on the tentative map, demonstrating that the parks and playgrounds will conform to all applicable City
9 standards, regulations, plans and policies regarding the construction of such facilities in lieu of paying
10 the tax.

11 **18.08.130:** (A) In connection with an application for tentative map that proposes to subdivide
12 land within one mile of the boundary of an unincorporated area of the county, the City shall forward
13 a copy of the proposed map to the Clark County Planning Commission or its designated
14 representative, as required by NRS 278.345.

15 (B) In connection with any application for tentative map, the City shall forward a
16 copy of the proposed map to the Clark County School District and to any general improvement district
17 in which the property is located, as required by NRS 278.346 and 278.347.

18 (C) Comment and action by the agencies described in this Section concerning the
19 proposed map shall be in accordance with and subject to the provisions of NRS 278.345 to 278.347,
20 inclusive.

21 **18.08.140:** The Planning Commission shall conduct its review and take action on the application
22 for tentative map in accordance with NRS Chapter 278, and within the time frames set forth in NRS
23 278.349 and 278.350.

24 **18.08.150:** In the event that Planning Commission approval of a tentative map is contingent upon
25 significant revisions or amendments, the applicant shall submit to the Director four new prints of the
26 revised tentative map incorporating such revisions or amendments before the submission of an
27 application for final map.

28 **18.08.160:** (A) If a final map is not approved and recorded within:

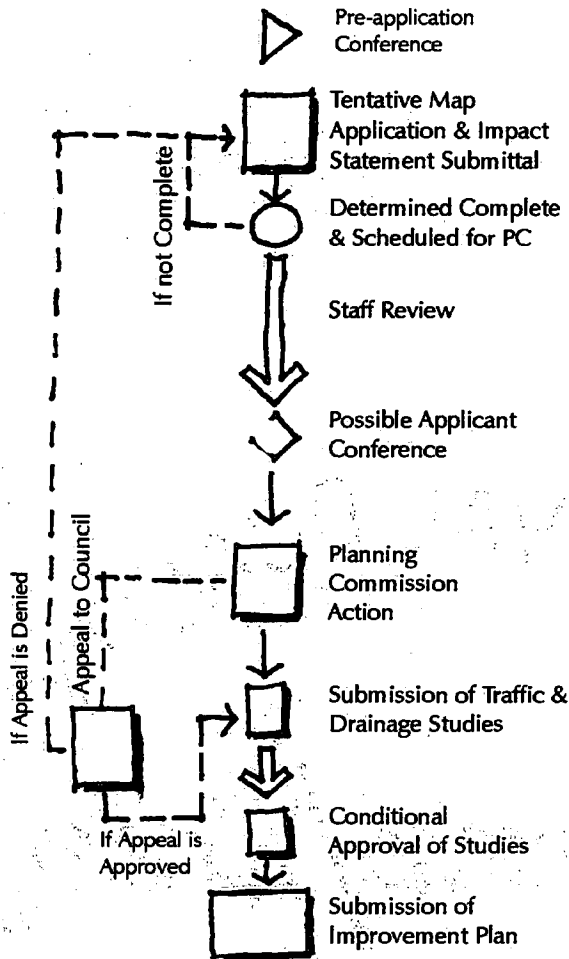
- 1 (1) Two years following the date of approval of the tentative map;
2 (2) One year following the date of approval of a previously-recorded final
3 map covering a portion of the tentative map; or
4 (3) One year following an extension of time granted pursuant to Section
5 18.08.170,
6 the tentative map application and approval shall lapse and a new tentative map shall be required.
7 Tentative maps are not eligible for an extension of time.

8 (B) For a phased project, the first of a series of final maps covering a portion of the
9 approved tentative map must be approved and recorded within two years following the date of
10 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
11 following the date of the approval of the previously recorded final map, unless an extension is granted
12 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
13 terminated.

14 **18.08.170:** By delegation, the Director may grant a single one-year extension of time within which
15 to present and record a final map or any one of a series of final maps covering a portion of the
16 tentative map, except that no extension may be granted if a final map, or the first in a series of final
17 maps, is not recorded within two years following the date of approval of the tentative map.

18 ...
19 ...
20 ...
21 ...
22 ...
23 ...
24 ...
25 ...
26 ...
27 ...
28 ...

1 **18.08.180:** Figure 1 below depicts the typical process for tentative map review



20 SECTION 46: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983
21 Edition, is hereby amended by repealing in its entirety Chapter 10 thereof.

22 SECTION 47: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983
23 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 10 and consisting
24 of Sections 10 to 250, inclusive, reading as follows:

25 **18.10.010:** The provisions of this Chapter set forth the administrative and procedural requirements
26 for the subdivision of land by a final map. The final map process requires review and action by the
27 Director, the Director of Public Works, and, in some cases, the Planning Commission.

28 **18.10.020:** A final map, prepared in accordance with the approved tentative map, or a series of

1 final maps each covering a portion of an approved tentative map, shall be submitted in compliance
2 with the provisions of NRS Chapter 278, Section 18.08.160, and the additional regulations contained
3 in this Title.

4 **18.10.030:** A final map application shall be submitted to the Department of Planning and
5 Development, along with the fee set forth in the fee schedule. The fee shall be nonrefundable. The
6 application initially shall be processed under the Final Map Technical Review process described in
7 this Chapter.

8 **18.10.040:** (A) Application for a final map shall be made on a form established by the Director
9 and made available to the public. The application must be accompanied by a sufficient number of
10 copies, as determined by the Director, of a twenty-four by thirty-two inch original of the final map
11 drawing. In order to be accepted for review under the Final Map Technical Review process, the final
12 map application must:

13 (1) Demonstrate compliance with Sections 18.10.140 to 18.10.210,
14 inclusive, and Appendix C to this Title;

15 (2) Include documentation from the Department of Public Works that:

16 (a) A drainage plan and technical drainage study is not required or
17 that the required plan and study have been approved by the Department of Public Works; and

18 (b) A traffic impact analysis is not required or that the traffic impact
19 analysis has been approved by the Department of Public Works.

20 (B) In order to be deemed complete, the final map application must have been
21 reviewed and approved in connection with the Final Map Technical Review process described in this
22 Chapter.

23 **18.10.050:** (A) The Director shall determine if the application is in proper form and includes
24 all required data and information necessary to conduct the Final Map Technical Review in accordance
25 with this Section. Within five working days after submittal of a final map application, the Director
26 shall:

27 (1) Accept the application as being in proper form and containing the
28 necessary information, and begin the Final Map Technical Review process; or

1 (2) Provide written notice to the applicant specifying the deficiencies of
2 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.
3 The Director is under no obligation to take further action on the application until the deficiencies are
4 remedied.

5 (B) If the Director determines that the application is in proper form and contains
6 the necessary information, the Director shall, within the Review Period, perform the Final Map
7 Technical Review, which consists of determining whether the application conforms with the tentative
8 map approved by the Planning Commission, the requirements of NRS Chapter 278, and the provisions
9 of this Title. In connection with that determination, the Director may approve the Final Map
10 Technical Review, deny it, or approve it subject to conditions designed to bring it into conformance.

11 (C) Except as otherwise provided in Subsection (D), the Review Period described
12 in Subsection (B) consists of the 30-day period following the determination that a final map
13 application is in proper form and contains the necessary information.

14 (D) The Review Period:

15 (1) Does not apply if the Director elects to refer the Final Map Technical
16 Review to the Planning Commission to decide if there is compliance with the tentative map or a
17 condition thereof;

18 (2) Does not apply if the subdivider elects to have an adverse decision by
19 the Director concerning the Final Map Technical Review considered by the Planning Commission to
20 decide if there is compliance with the tentative map or a condition thereof; and

21 (3) May be waived by the subdivider in order to allow the subdivider
22 additional time to demonstrate that the Final Map Technical Review should be approved.

23 **18.10.060:** (A) Upon approval of the Final Map Technical Review, the final map application
24 and final map itself may be submitted for final action by the Director. The Director shall review the
25 application and map for conformance with the Final Map Technical Review. Except as otherwise
26 provided in Subsection (B), the Director, within 10 days, shall either approve or deny the application
27 and final map.

28 (B) The 10-day period may be waived by the subdivider in order to allow the

1 subdivider:

2 (1) Additional time to demonstrate that the final map should be approved;

3 or

4 (2) As an alternative to denial of the final map by the Director, an
5 opportunity to have the Planning Commission review or consider the final map.

6 **18.10.070:** After a final map has been approved, the applicant shall make those modifications
7 necessary to ensure compliance with any conditions imposed by the Director or by the Planning
8 Commission. The Director, together with the Director of Public Works, shall be responsible for
9 determining compliance with all requirements before a final map may be released for recordation.
10 Before signing the final map certificate, the Director must determine that all requirements and
11 conditions have been met, including:

12 (A) Submittal of a corrected final map, if appropriate;

13 (B) Completion of all certification signatures in substantial conformance with
14 Appendix E;

15 (C) Dedication of all easements and rights-of-way approved for inclusion on the
16 final map, and vacation of all existing easements and rights-of-way not to be included on the final
17 map;

18 (D) Completion of all public improvements and common area improvements
19 associated with the subdivision, as required by the City, unless the subdivider elects to enter into an
20 agreement with the City to make such improvements pursuant to Chapter 18.14;

21 (E) Approval of a phasing plan or development agreement, if required by
22 Chapter 18.14;

23 (F) Payment of all applicable inspection and developer fees and posting of all
24 required bonds or documents of security;

25 (G) Execution of all required agreements; and

26 (H) Submittal of a one inch equals two hundred foot scale version of the final map
27 drawing or a copy of such drawing in compatible digital format.

28 **18.10.080:** For any subdivision concerning which traffic studies or drainage studies have been

1 required in connection with zoning or other development approval, those studies must have been
2 submitted and approved before the subdivider submits improvement plans pursuant to this Chapter.
3 The improvement plans must take into account and be based upon those approved studies.

4 **18.10.090:** Following approval of a final map, permits for the construction of on-site and off-site
5 improvements may be granted:

6 (A) Upon approval of the following plans, as applicable, by the Department of Public
7 Works:

- 8 (1) All public and private street plans, including profiles;
- 9 (2) All sewer, storm drains and water plans, including profiles;
- 10 (3) All street lighting and traffic plans;
- 11 (4) All drainage plans;
- 12 (5) All parks plans; and

13 (B) Upon approval by the Director of the plans for any common area improvements or
14 private improvements, other than private streets, which have been required to be installed by the City
15 in connection with development approval.

16 **18.10.100:** A final map presented for recording shall include the following items:

17 (A) A report from a title company which lists the names of each owner of record
18 of the land to be divided and each holder of record of a security interest in the land to be divided, if
19 the security interest was created by a mortgage or a deed of trust. If for a common-interest
20 community, as defined in NRS 116.110323, said report shall show that there are no liens of record
21 against the property or any part thereof for delinquent state, county, municipal, federal or local taxes
22 or assessments collected as taxes or special assessments. Before the map is released for recording,
23 the Director may require that the report be updated as deemed necessary in order to provide current
24 information;

25 (B) The written consent of each holder of record of a security interest described in
26 Subsection (A), consenting to the preparation and recordation of the final map. A holder of record
27 may consent by signing the final map or a separate document that is filed with the final map and that
28 declares his consent to the division of land.

1 **18.10.110:** Monuments must be set before the final map is recorded unless the subdivider
2 furnishes a performance bond or other suitable assurance to the City guaranteeing that the monuments
3 will be set by a land surveyor on or before a date certain. Monumentation shall comply with the
4 specifications set forth in Appendix D to this Title.

5 **18.10.120:** The provisions of NRS Chapter 278 and this Title shall govern the time within which
6 a subdivider must record a final map or obtain any extension of time therefor. The subdivider shall
7 be responsible for the timely filing of any extension request.

8 **18.10.130:** Construction plans and specifications related to a final map shall be accompanied by
9 or include the documents and information described in Sections 18.10.140 to 18.10.210, inclusive,
10 of this Title. Such plans and specifications shall be submitted to and approved by the Director of
11 Public Works prior to start of construction of any improvements.

12 **18.10.140:** All subdivision construction plans and specifications shall be sealed by an engineer
13 licensed in the State of Nevada and shall comply with City standards. Any deviation from City
14 standards must be noted on the plans. In order to obtain a deviation, the request for deviation must
15 be included in a letter to the Director of Public Works which outlines each deviation and the reasons
16 for requesting the deviation. Plans and specifications shall clearly indicate the distinction between
17 existing and proposed improvements, and each plan sheet shall carry in the lower right-hand corner
18 the name of the subdivision, the type of design shown on the plan, the name of the streets shown on
19 the plan, the name of the engineer, the date, the sheet number and any other information deemed
20 necessary by the Director of Public Works. Each plan sheet shall have a north arrow and indicate the
21 scale used. Submitted plans shall be on original reproducible sheets, mylar preferred, with permanent
22 ink, and shall be twenty four inches by thirty-six inches in dimension. A compatible digital format
23 copy of the approved plans may be required by the Department of Public Works.

24 **18.10.150:** (A) The applicant shall submit street plans and profiles showing curve data,
25 centerline and curb-lines with reference to back of curb, including radius, center angle, tangent and
26 length of curve; curb type; street names; benchmarks; all valley gutters; ADA accommodations; and
27 improvements relating to public transportation. Each profile view shall show the existing ground line
28 prior to construction, percent grades of centerline and centerline elevations at all changes in vertical

1 and horizontal alignment. Any documentation from the City Traffic Engineer that is required by
2 Sections 18.12.070 and 18.12.180 shall be submitted with street plans and profiles.

3 (B) The applicant shall submit plans showing any public alleys that are proposed
4 to be dedicated and improved. Public alleys may be included within a subdivision only after
5 consultation with, and approval for inclusion by, the Director of Public Works.

6 **18.10.160:** Plans shall indicate the proposed location of each streetlight standard, including pole
7 type and gauge; the number and type of luminaries per pole; luminaire wattage and lamp type;
8 conductor quality, size and insulation type; all underground conduit locations, sizes and types;
9 proposed service connection locations or, if approved prior to submittal, the connection point to an
10 existing street lighting circuit. All equipment and locations shall be in conformance to City standards
11 unless the City Council allows an exception. The installation of conforming lighting may be deferred
12 if the deferral is approved by the City Council and the applicant executes a covenant running with
13 land agreement to secure the installation.

14 **18.10.170:** The applicant shall submit sufficient information in the form of maps and profiles
15 prepared by an engineer to indicate the proper drainage of surface water to natural drainage courses
16 or into existing or proposed public drainage-ways. Any modifications to drainage patterns adjacent
17 to the subject site shall also be noted on the plans. If drainage is proposed across lands used as private
18 lots, the location, width and types of rights-of-way and easements shall be indicated on the final map.

19 **18.10.180:** The applicant shall submit sufficient plans and profiles to show all sanitary sewer
20 collection system information necessary to determine compliance with City standards. Each plan
21 view shall show lot lines; lot and block numbers; exact location of wastewater lines with reference
22 to property lines; location of manholes and house laterals; street names; and benchmark elevations.
23 Each profile view shall show the proposed finished grade above the pipe or, if no street construction
24 is involved, existing ground line; top of manhole elevation; invert elevation; stationing and, if
25 available, coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and distance
26 between manholes.

27 **18.10.190:** The applicant shall submit plans showing the exact size and location of all water lines,
28 valves and fire hydrants.

- 1 **18.10.200:** (A) The applicant shall submit a grading plan showing:
- 2 (1) North arrow and scale;
- 3 (2) Benchmark (City datum);
- 4 (3) Engineer's dated signature and seal;
- 5 (4) Existing topography at one-foot contour intervals to extend one hundred
- 6 feet beyond the tract limits measured from the centerline of adjacent roadways (with the exception
- 7 that, where grades exceed ten percent, two-foot contour intervals may be used);
- 8 (5) Property corners and spot elevations sufficient to show drainage patterns
- 9 and all conforming conditions;
- 10 (6) Proposed pad and finished floor elevations;
- 11 (7) Finished floor elevations of buildings within one hundred feet of the
- 12 centerline of adjacent roadways or, where no adjacent roadway exists or is planned to exist, the
- 13 exterior property line of the tract;
- 14 (8) Proposed curb elevations at grade breaks, beginning and end of curve;
- 15 (9) Direction of water flow and percent of grade of site;
- 16 (10) Direction of water flow and percent of grade of existing and proposed
- 17 drainage ways;
- 18 (11) Direction of flow, percent of grade and other pertinent features for any
- 19 off-site drainage improvements which are part of the project;
- 20 (12) Details of proposed drainage facilities for the lots;
- 21 (13) Details of all proposed drainage facilities including but not limited to
- 22 storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements;
- 23 (14) Plan and profile drawings of drainage facilities in public rights-of-way
- 24 or public drainage easements; and
- 25 (15) Existing walls abutting the subdivision and proposed walls within or
- 26 adjacent to the subdivision.
- 27 (B) The grading plan must comply with the cross section drawing required to be
- 28 submitted with the tentative map pursuant to Section 18.08.110. The plan shall be considered to be

1 in substantial compliance if the grades are within two feet of the elevations shown on the cross section
2 drawing and tentative map. If actual grading does not conform to the approved grading plan or the
3 requirements of Section 18.08.110, the Director, or the Director of Public Works, may require the
4 subdivider to re-grade the site or to appear before the Planning Commission for appropriate
5 resolution.

6 (C) The grading plan must comply with the approved drainage study on file as
7 certified by an engineer, and the plan shall include a note indicating such certification.

8 **18.10.210:** The following data shall be submitted with the plans:

- 9 (A) Excavation and fill (cubic yards);
- 10 (B) AC paving and gravel base (square yards);
- 11 (C) Curb and gutter (lineal feet);
- 12 (D) Sidewalk (square feet);
- 13 (E) Valley gutter (square feet);
- 14 (F) Sewer mains, trunk lines, laterals and connections (size and lineal
15 feet);
- 16 (G) Manholes (each);
- 17 (H) Street lighting (each);
- 18 (I) Water mains (size and lineal feet), water services and number of fire hydrants;
- 19 (J) Quantity takeoffs in tabular form for public drainage facilities; and
- 20 (K) Sidewalk ramps (each).

21 **18.10.220:** The applicant shall notify the Director of Public Works at least twenty-four hours in
22 advance of the scheduled date and time that construction and installation work relating to required
23 public improvements or private streets is to commence. If delays occur, the applicant shall notify the
24 Director of Public Works not less than two hours prior to the rescheduled time.

25 **18.10.230:** In addition to the other provisions and requirements set forth in this Chapter, a final
26 map for a commercial subdivision shall comply with the following requirements prior to being
27 released for recordation:

- 28 (A) Within the C-1 Zoning District (or its equivalent), the Director of Public Works

1 may require all parcels created through the commercial subdivision process to have perpetual
2 unobstructed access to driveways servicing the overall subdivision site. For sites larger than ten acres
3 in size, the requirement may be imposed only if the requirement has been recommended in an
4 approved Traffic Impact Analysis. If the requirement is imposed, a note to that effect shall be
5 included on the final map.

6 (B) The on-site sewer system servicing the overall commercial subdivision shall
7 be identified as one of the following types, with the appropriate wording to appear as a note on the
8 final map:

9 (1) A public sewer, with a minimum pipe diameter of 8 inches, located
10 within dedicated public sewer easements which are a minimum of 20 feet wide.

11 (2) A common element of the commercial subdivision which is privately
12 owned and which is maintained in accordance with covenants, conditions and restrictions that govern
13 the subdivision.

14 (3) A common element of the commercial subdivision which is privately
15 owned and which is maintained in accordance with a joint use agreement applicable to the
16 subdivision.

17 (C) All subdivided parcels comprising the commercial subdivision shall provide
18 perpetual inter-site common drainage rights across all existing and future parcel limits, and a note to
19 this effect shall appear on the final map.

20 **18.10.240:** In addition to the requirements set forth in Section 18.10.070, for any proposed
21 subdivision in which landscaping, public lighting, or security walls, as those items are referenced in
22 NRS 278.4787, are to be provided for the benefit of the subdivision and are to be maintained either
23 as common area amenities or by some means of maintenance other than by individual lot owners, one
24 of the following conditions must be met prior to the release of the final map for recording:

25 (A) A petition which complies with the requirements of NRS 278.4787(2) must
26 have been submitted to the City and approved in accordance with NRS 278.4787(3), with the City
27 assuming the requested maintenance pursuant thereto; or

28 (B) An association for a common-interest community that will assume such

1 maintenance must be in existence and must have undertaken the obligation to maintain any
2 improvements described in NRS 278.4787, including all developed and undeveloped landscaped
3 areas, such as parks and park facilities, trail corridors, drainage easements, sight visibility zones, and
4 landscaping on public rights of ways, which have been required by the City to be maintained in
5 connection with approval of the subdivision. For purposes of recordation of a final map, in order for
6 a subdivision to be considered to have fulfilled the condition contained in this Subsection (B), the
7 following must first occur, to the satisfaction of the City:

8 (1) The subdivider shall create the association for the common interest
9 community by filing appropriate formation documents with the Nevada Secretary of State, and shall
10 prepare and execute the declaration of covenants, conditions and restrictions (the "Declaration"),
11 including the provisions required in this Subsection, to provide for the maintenance of the
12 improvements.

13 (2) If the association is subject to NRS Chapter 116, it must be organized
14 in compliance with NRS 116.3101. If the association is not subject to NRS Chapter 116, it must be
15 properly registered as a legal entity with the Nevada Secretary of State. In either case, a copy of the
16 Articles of Incorporation, or other document of formal organization, showing the filing with the
17 Secretary of State, shall be submitted to the City, together with a copy of the Declaration for the
18 subdivision, fully executed by the subdivider. The subdivider or its attorney shall submit a cover
19 letter to the City with such documents, indicating that the association has been properly formed, and
20 that the subdivider has adopted the Declaration and will record it in accordance with the following:

21 (a) The final map shall first be recorded in the official records of
22 the Clark County Recorder prior to the transfer of any land within the subdivision to another;

23 (b) The property description of the land subject to the Declaration
24 (following the recording of the final map), and the description of any other land to be maintained
25 pursuant to the maintenance plan referred to in Paragraph (4) below, shall be attached to the original
26 Declaration so that the property descriptions will correctly refer to the recording information for the
27 final map;

28 (c) The original Declaration, with the correct property descriptions

1 attached thereto, shall be recorded as the next document to the final map in recording priority;

2 (d) The subdivider or its attorney, within ten days of such recording,
3 shall submit a cover letter to the City, to include a copy of the relevant page of the Declaration
4 showing the recording stamp and document numbers; a copy of the foregoing property descriptions
5 attached to the Declaration; a certification that the foregoing procedure was correctly followed; and
6 an acknowledgment that any failure to comply with the above requirements shall authorize the City
7 to refuse to issue building permits for development within the subdivision.

8 (3) The declaration must give the governing board of the association the
9 power to create a plan, subject to approval by the City, for the maintenance of the improvements;
10 must indicate that the plan can be amended by such board only with the written consent of the City;
11 must provide that the Declaration cannot be exercised or amended in any manner that would defeat
12 or alter the plan; and must provide that in the event the association fails to maintain the improvements
13 in accordance with the provisions of the plan, the City may exercise its rights under the provisions
14 of NRS 278.4789, including the right of the City to make assessments for costs incurred by the City
15 in maintaining the improvements, which assessments shall constitute liens against the land and the
16 individual lots within the subdivision which may be executed upon and have the same priority as liens
17 for real estate taxes.

18 (4) The plan for maintenance of the improvements must be approved by
19 the City, and must contain provisions that outline the proposed standards and level of maintenance
20 to be provided with respect to the improvements. The provisions must comply with the minimum
21 requirements set forth in Section 18.10.250.

22 **18.10.250:** For any subdivision in which maintenance of improvements will be undertaken by an
23 association pursuant to Section 18.10.240(B), the association shall be responsible for maintenance of
24 such improvements in accordance with the provisions of the maintenance plan approved by the City.
25 The plan must include, at a minimum, the following provisions:

26 (A) Provisions for maintenance of all landscaping and related irrigation systems,
27 including the following landscaped areas, whether developed or natural:

28 (1) Common areas;

- 1 (2) Parks, trails, and related facilities and equipment;
2 (3) Drainage easements;
3 (4) Sight visibility zones, as defined in the Uniform Standard Drawings,
4 Clark County Area;

- 5 (5) Any areas of landscaping located within public rights of way which are
6 required by law or by the City approval of the subdivision to be maintained by the association;

7 (B) Provisions for maintenance of common area lighting and of security walls
8 located within common areas, but excluding any walls located on an individual unit or lot;

9 (C) Provisions for periodic inspection, maintenance and repair of the improvements
10 described in this Section in such a manner and with such frequencies so as to maintain the
11 improvements to prevent deterioration, to avoid unsightliness and maintain the aesthetic appearance,
12 the function and look of the improvements as originally intended. The required maintenance and
13 repair shall include without limitation:

14 (1) Maintenance of all landscaping in a healthy condition, with all grass
15 cut to an appropriate length, all plants and bushes appropriately trimmed and maintained, and diseased
16 or dead portions of landscaping promptly replaced with healthy plant materials.

17 (2) Repair, maintenance and replacement of facilities and equipment in
18 common areas, including tables, playground equipment, fences, walkways and drinking fountains.

19 (3) Regular cleaning and maintenance of restrooms.

20 The association may replace existing improvements described in this Section with other
21 similar and appropriate improvements, as long as the improvements at all times conform to the
22 standards set forth in this Subsection (C). Any significant deviation from those standards may be
23 implemented only after consultation with and the approval of the Public Works Department.

24 (D) A provision that the plan can be amended by the governing board of the
25 association but only with the written consent of the City.

26 (E) A provision that, in the event the association fails to maintain any or all of the
27 improvements described in NRS 278.4787 in accordance with the provisions of the plan, the City may
28 exercise its rights under the provisions of NRS 278.4789, including the right of the City to make

1 assessments for costs incurred by the City in maintaining the improvements, which assessments shall
2 constitute liens against the land and the individual lots within the subdivision which may be executed
3 upon and which shall have the same priority as liens for real estate taxes.

4 SECTION 48: Title 18, Chapter 12, Section 10, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.12.010:** The design standards of this Chapter shall constitute the minimum design and
7 construction standards for all development and land divisions created through the parcel map, [and
8 tentative/final map] tentative map and final map processes. All improvements required by this Title
9 shall be designed, installed and maintained in accordance with applicable City standards.

10 SECTION 49: Title 18, Chapter 12, Section 30, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.12.030:** Local streets shall be designed to minimize through traffic. Such streets shall not be
13 stubbed to adjacent property unless designed as an approved integral street pattern in connection with
14 an approved tentative map. A subdivision shall be designed so as to ensure that the maximum number
15 of housing units have access to and front upon local streets.

16 SECTION 50: Title 18, Chapter 12, Section 50, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.12.050:** Pedestrian and vehicle conflict points shall be minimized. Sidewalks shall be required
19 adjacent to public streets in accordance with City standards. The Department of Public Works may
20 require sidewalks adjacent to private streets and drives to separate pedestrian and vehicular
21 movements along higher traffic volume roadways, such as [collector access drives and access] private
22 drives into shopping center sites.

23 SECTION 51: Title 18, Chapter 12, Section 80, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.12.080:** All proposed street names shall comply with [the City's adopted street name
26 regulations.] LVMC Chapter 13.28. Before any street name may be used, it must first be approved
27 by the Director and by the Department of Fire [Services.] and Rescue.

28 SECTION 52: Title 18, Chapter 12, Section 100, of the Municipal Code of the City

of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.100: Private [street widths, cross-sections and design criteria shall] streets must comply with applicable City standards[.] and with the following requirements:

(A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.

(B) Private streets shall meet the minimum construction standards for public streets.

(C) Street name signs for private streets shall bear the words "privately maintained," and shall be of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.

SECTION 53: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 105, reading as follows:

18.12.105: In a residential subdivision, private drives shall:

(A) Have a minimum pavement width of 24 feet and a maximum length of two hundred feet;

(B) Be accessible only from a public or private street; and

(C) Be provided with street name signs that bear the words "privately maintained," and are of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.

SECTION 54: Title 18, Chapter 12, Section 120, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.120: Public alleys may be provided only in accordance with Section 18.10.150. If public alleys are to be provided, they shall be paved and have a minimum width of twenty feet.

SECTION 55: Title 18, Chapter 12, Section 130, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.130: Cul-de-sacs shall be designed and installed in accordance with City standards. For

1 public streets which terminate other than at an intersection with another public street, the termination
2 shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate
3 emergency service vehicles for termination. For private streets or drives which terminate at a length
4 over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle
5 access gates.

6 SECTION 56: Title 18, Chapter 12, Section 150, of the Municipal Code of the City
7 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.12.150:** Whenever there exists a partially dedicated street or alley abutting a proposed
9 subdivision, the remainder of the required right-of-way shall be dedicated and improved by the
10 subdivider[.] unless the City approves a plan to vacate the street or alley.

11 SECTION 57: Title 18, Chapter 12, Section 190, of the Municipal Code of the City
12 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.12.190:** Vertical curves shall be provided in all changes in grade where the total algebraic
14 difference is one percent or greater. The Director of Public Works may waive this requirement if the
15 applicant can demonstrate that meeting this requirement is [impracticable.] impractical. The
16 minimum length of vertical curves for local streets shall be fifty feet per each percent of change in
17 grade and for collector streets, or larger, the minimum length shall be seventy-five feet per each
18 percent change in grade.

19 SECTION 58: Title 18, Chapter 12, Section 200, of the Municipal Code of the City
20 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.12.200:** Reverse or compound curves on any street, except local streets, shall be separated by
22 a tangent of one hundred feet or more. The Director of Public Works may waive this requirement if
23 the applicant can demonstrate that meeting this requirement is [impracticable.] impractical.

24 SECTION 59: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
25 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
26 204 and 207, reading as follows:

27 **18.12.204:** (A) The design of roadways shall take into account and be based upon topography
28 and drainage considerations.

1 (B) Local access streets greater than five hundred feet in length, other than streets
2 which are listed on the Master Plan of Streets and Highways, shall include design elements intended
3 to avoid monotony of lot appearance, reduce speeds through neighborhoods, and discourage cut-
4 through traffic.

5 (C) All lots shall have frontage on, and access to, a public street or an irrevocable
6 private street or private drive. Public street dedications to ensure lot access or the continuity of
7 necessary public streets adjacent to or through the subdivision also may be required, as necessary, by
8 the Department of Public Works.

9 **18.12.207:** All streets should be designed and located so that as many building sites as possible
10 are at or above the grade of the street. Grades of streets shall conform as closely as possible to the
11 original topography. A combination of steep grades and curves should be avoided. Minimum street
12 grade shall be 0.004 feet per foot, unless an acceptable alternate design is approved by the Director
13 of Public Works.

14 SECTION 60: Title 18, Chapter 12, Section 220, of the Municipal Code of the City
15 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.12.220:** The Director of Public Works may require the subdivider to install paving transitions
17 and crossovers to accommodate existing and proposed paving improvements with a "sawtooth" or
18 [nonuniform] non-uniform alignment or width if the necessary public right-of-way or easement exists
19 or can be obtained by the City.

20 SECTION 61: Title 18, Chapter 12, Section 230, of the Municipal Code of the City
21 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.12.230:** [An access street from existing paved streets outside a subdivision boundary to the
23 subdivision boundary shall be paved to a minimum width of twenty-four feet] The subdivider shall
24 provide paved access from existing paved streets to the subdivision boundary where no such access
25 exists. The access must be paved to a minimum travel width of twenty-four feet, with AC paving and
26 standard base course as specified by the [City Engineer. The City Engineer] Director of Public
27 Works. The Director of Public Works shall designate which street must be improved as an access
28 street [. A] and may require a secondary paved access route [may be required depending upon the

1 volume of traffic generated by the development.] and other mitigation measures deemed necessary
2 as a result of or based upon traffic projects within the subdivision, the location of the subdivision, or
3 neighborhood concerns.

4 SECTION 62: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto three new sections, designated as
6 Sections 243, 246 and 248, reading as follows:

7 **18.12.243:** Within the interior of residential subdivisions:

8 (A) Blocks should be approximately 660 feet in length;

9 (B) Blocks shall not exceed 1000 feet in length between intersections, except where
10 topographical or other conditions require longer blocks; and

11 (C) Block depths should be designed so as to provide two rows of lots, except
12 where lots are planned to back on a major highway, drainage channel, shopping center, or common
13 open space area. Nothing in this Subsection, however, is intended to prevent the inclusion within any
14 subdivision plan of blocks of greater depth or of irregular outline, where they are necessary to provide
15 access to central areas within the subdivision.

16 **18.12.246:** Along the exterior of residential subdivisions:

17 (A) Blocks which are along collector and arterial streets normally should be
18 approximately 1000 feet in length;

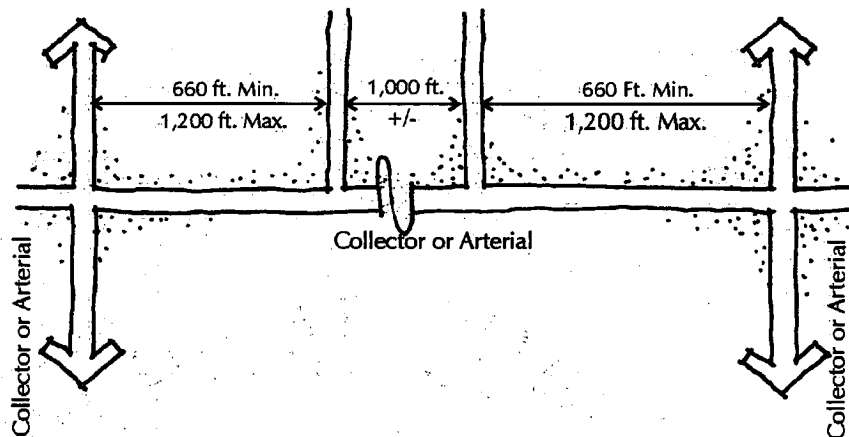
19 (B) Block lengths near intersections of other arterial and collector streets shall be
20 no less than 660 feet long, unless the Director allows a reduced length because of unusual
21 circumstances.

22 (C) In order to minimize the effect of lengthy expanses of walls along collector and
23 arterial streets, block lengths near intersections of other arterial and collector streets shall be no more
24 than 1200 feet long, unless in a particular case traffic-control considerations or existing conditions
25 do not permit such design and a greater block length is approved by both the Director and the Director
26 of Public Works. (See Figure 2 - Residential Blocks on the Exterior of Subdivisions.)

27 ...

28 ...

FIGURE 2
RESIDENTIAL BLOCKS ON THE EXTERIOR OF SUBDIVISIONS



18.12.248: Commercial or industrial blocks shall be of a length and width necessary and appropriate for the proposed use with adequate provision for off-street parking and deliveries.

SECTION 63: Title 18, Chapter 12, Section 250, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 64: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 250, reading as follows:

18.12.250: (A) Driveway design and construction shall comply with City standards.

(B) For nonresidential development, or for residential lots other than single-family or duplex lots, the number, type and location of driveways must first be approved by the Director of Public Works.

(C) Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the Director of Public Works:

(1) For any single-family or duplex residential lot, no more than a single entrance or circular driveway shall be provided.

(2) No driveway access shall be permitted from the side or rear yard of any residential lot onto any primary or secondary thoroughfare so designated on the City's Master Plan

1 of Streets and Highways.

2 SECTION 65: Title 18, Chapter 12, Section 260, of the Municipal Code of the City
3 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.12.260:** Street lighting for public streets shall be designed, installed or upgraded in accordance
5 with City standards[.] unless the City Council allows an exception. The installation or upgrading of
6 conforming lighting may be deferred if the deferral is approved by the City Council and the applicant
7 executes a covenant running with land agreement to secure the installation or upgrade.

8 SECTION 66: Title 18, Chapter 12, Section 270, of the Municipal Code of the City
9 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.12.270:** When utilized on private streets or [access] drives, access control gates and storage
11 areas shall be designed, installed and located in accordance with City standards. Access control gates
12 and all appurtenant facilities and equipment shall not be located in the public right-of-way. An
13 adequate vehicle queuing area as determined by the Director of Public Works must be provided in
14 order to prevent blockage of public streets. A pedestrian gate separate from the vehicular movement
15 area [also] shall also be provided.

16 SECTION 67: Title 18, Chapter 12, Section 290, of the Municipal Code of the City
17 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.12.290:** Private [access] drives shall be constructed in sufficient manner and width to
19 accommodate anticipated on-site traffic conditions and shall be in accordance with any applicable
20 City standards.

21 SECTION 68: Title 18, Chapter 12, Section 310, of the Municipal Code of the City
22 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.12.310:** Each lot within a subdivision shall have access to a public or private street or [access]
24 private drive that complies with City standards. Lots with residential zoning and having less than one
25 hundred feet on any side adjacent to a primary or secondary thoroughfare, as designated on the City's
26 Master Plan of Streets and Highways, shall be prohibited vehicular access to the primary or secondary
27 thoroughfare. [Said] The access prohibition shall be clearly indicated on the recorded final map.
28 Unless no alternative exists due to the size or depth of the land to be divided, no residential lot shall

1 front onto a primary or secondary thoroughfare. All such lots shall be oriented to have either their
2 rear or side yard lines adjacent to the primary or secondary thoroughfare.

3 SECTION 69: Title 18, Chapter 12, Section 330, of the Municipal Code of the City
4 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.12.330:** Minimum lot area requirements shall be established in accordance with City zoning
6 regulations. In addition, [to zoning requirements,] the size of [lots] any lot which is not served by
7 public water supply [and/or] or which is not served by a public sanitary sewer [systems] system must
8 comply with applicable Clark County District Board of Health [Department] standards.

9 SECTION 70: Title 18, Chapter 12, Section 340, of the Municipal Code of the City
10 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.12.340:** Sidewalks shall be provided in accordance with City [street] standards. Alternative
12 pedestrian ways, greenbelt systems or other sidewalk designs [acceptable to the Director of Public
13 Works] may be approved by the [Planning Commission.] Director and the Director of Public Works.
14 The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations,
15 including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be in
16 accordance with City standards. If more restrictive standards beyond those adopted by the City also
17 apply to the design and location of sidewalks, it shall be the responsibility of the developer (and not
18 the City) to enforce compliance with such regulations.

19 SECTION 71: Title 18, Chapter 12, Section 380, of the Municipal Code of the City
20 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.12.380:** [Sanitary] Public sanitary sewer lines shall be located in dedicated public
22 rights-of-way, public streets, public sanitary sewer easements or public alleys. In any case where a
23 public sanitary sewer line is located in a public utility easement, a sanitary sewer easement [also] shall
24 also be dedicated.

25 SECTION 72: Title 18, Chapter 12, Section 390, of the Municipal Code of the City
26 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 **18.12.390:** Except in commercial subdivisions, public [Sanitary] sanitary sewer lines shall be
28 installed to provide laterals to each lot. Laterals that serve single-family dwellings shall have a

1 minimum diameter of four inches and be extended to the property line. Plans and profiles showing
2 the exact location of constructed public sewer lines along with all laterals shall be submitted to the
3 City upon completion of construction.

4 SECTION 73: Title 18, Chapter 12, Section 400, of the Municipal Code of the City
5 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.12.400:** No sanitary sewer [clean-out] cleanout shall be permitted in public rights-of-way.

7 SECTION 74: Title 18, Chapter 12, Section 410, of the Municipal Code of the City
8 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.12.410:** Water supply shall be adequate for all domestic use plus fire protection. The system
10 is adequate if it can furnish the required fire flow (in gallons per minute) from any fire hydrant for
11 the required duration of time while the required residual pressures are maintained in the system.
12 [Required fire] Fire flow shall be provided [within a five-hundred-foot hose lay distance from any
13 point of the building.] in accordance with the requirements of the Fire Code and the Department of
14 Fire and Rescue.

15 SECTION 75: Title 18, Chapter 12, Section 460, of the Municipal Code of the City
16 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.12.460:** Fire [In areas containing single-family detached dwellings,] hydrants shall be spaced
18 [not more than six hundred feet apart. In areas containing residential planned unit developments,
19 apartments and townhomes, hydrants shall be spaced at intervals of three hundred to five hundred
20 feet, depending on size, spacing and construction type. Spacing shall be determined by the Chief of
21 Fire Services.] in accordance with the requirements of the Fire Code and the Department of Fire and
22 Rescue.

23 SECTION 76: Title 18, Chapter 12, Section 480, of the Municipal Code of the City
24 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.12.480:** [Hydrants] Fire hydrants shall be installed prior to the commencement of any
26 combustible construction [so that no structure is further than six hundred feet from a hydrant.
27 Hydrants shall be installed as required by the Department of Fire Services.] in accordance with the
28 requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as

1 approved by the Department of Fire [Services,] and Rescue, shall be provided to all hydrants and
2 combustible construction.

3 SECTION 77: Title 18, Chapter 12, Section 500, of the Municipal Code of the City
4 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.12.500:** Where landscaping is proposed or required for a residential subdivision, [A] a
6 landscaping plan [may] shall be provided by the subdivider as an integral part of the subdivision
7 design. Such a plan [may] shall be prepared and submitted with each final map application addressing
8 the landscape design of the subdivision with respect to such features as wall or fence design; land
9 forms or berms; rocks and boulders; trees and plant materials; sculpture, art, paving materials, street
10 furniture; [and] subdivision entrance statements[.]; common area landscaping; and other open space
11 areas. Landscaping shall conform to the City's Landscape, Wall and Buffer Standards and all other
12 applicable City requirements. In no case shall landscaping or landscaping features be permitted that
13 impede proper visibility at intersections or driveways. [Where common lots are shown for
14 landscaping, the applicant shall cause the creation of a homeowners association for purposes of
15 owning the common lot and maintaining the landscaping.]

16 SECTION 78: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
17 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 510,
18 reading as follows:

19 **18.12.510:** In order to reduce the visual impact of screening and retaining methods, the following
20 standards shall apply to perimeter walls, as illustrated in Figure 3 – Perimeter Wall Requirements:

21 (A) Where a property line abuts a street or residential property, and where slope
22 differentials require retaining walls 6 feet or greater in height:

23 (1) For each 6 feet of vertical wall height, a minimum of 4-foot horizontal
24 offset shall be provided. Landscaping shall be provided within the offset area.

25 (2) Walls shall be stepped to generally conform to the topography of the
26 site.

27 (3) Walls with a change in alignment shall to the greatest practical extent
28 incorporate the use of graduating steps rather than sharp corners.

1 (4) Walls shall either incorporate the use of native materials or be earth tone
2 colors to match the native materials.

3 (5) Fifty percent of the step-back area that is landscaped may apply to the
4 development's open space requirements.

5 (B) In addition to the standards set forth in Subsection (A), where residential
6 property lines abut a street or another residential property, and where slope differentials require
7 retaining walls 6 feet or greater in height, the use of wrought iron or other similar open materials is
8 encouraged for security walls, such as for pools.

9 (C) All walls, setback areas and landscaping created for the purpose of complying
10 with this Section shall be located on private property. If in common ownership, the property shall be
11 owned and maintained in conformance with Section 18.10.240.

12 (D) A subdivider may propose an alternative design for perimeter walls to satisfy
13 the intent of this Section to reduce the visual impact of screening and retaining walls, especially if the
14 abutting residential property is at a higher elevation than the abutting non-residential property. Such
15 a proposal is subject to review and approval by the Director.

16 **Figure 3**

17 **Retaining Wall Step-Back Requirements**

18 (Figure 3, as attached to this Ordinance, appears here)

19 SECTION 79: Title 18, Chapter 14, of the Municipal Code of the City of Las Vegas,
20 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 15,
21 reading as follows:

22 **18.14.015:** (A) In connection with the approval of any parcel map or final map, the developer
23 or subdivider must provide for the installation of common area improvements by obtaining the City's
24 approval of either a phasing plan or a development agreement, as determined by the Director and the
25 Director of Public Works.

26 (B) The phasing plan or development agreement shall set out a development
27 schedule for all common area improvements, including but not limited to water, sewer and storm
28 drainage lines; streets; open space improvement; trails; parks; and landscaping. Except as otherwise

1 provided in Subsection (C), completion of common area improvements within any residential
2 subdivision shall be scheduled to be concurrent with development (e.g., when fifty percent of the
3 development is completed, at least fifty percent of the common area improvements shall be
4 completed). Calculation of the percentage of the development that is completed shall be based upon
5 the number of building permits issued.

6 (C) All common area improvements within any residential subdivision shall be
7 completed when seventy-five percent of the development is completed (e.g., when seventy-five
8 percent of the development is completed, one hundred percent of the common area improvements
9 shall be completed). Calculations of the percentage of the development that is completed shall be
10 based on the number of building permits issued.

11 (D) A phasing plan is subject to review and approval by the Director, as are
12 revisions to the plan. The Director's decision may be appealed to the City Council.

13 (E) A development agreement is subject to review and approval by the City
14 Council.

15 (F) In the case of either a phasing plan or development agreement, the City is
16 authorized to require security or a performance guarantee for the installation of common area
17 improvements. The amount of the required security or performance guarantee shall be established
18 by the Director, and the form of security or performance guarantee must be acceptable to the City
19 Attorney. To the extent possible, the provisions of Section 18.14.020 shall apply directly or by
20 analogy to the installation of improvements and security required under this Section.

21 (G) In accordance with Section 18.08.120, a specific parks in-lieu-of plan must be
22 approved with the tentative map if the developer proposes park improvements in lieu of paying
23 residential construction taxes.

24 (H) The Director may grant exceptions to the completion requirements set forth in
25 Subsection (B) as they relate to the installation of paving and associated landscaping improvements
26 in parking areas within commercial subdivisions.

27 SECTION 80: Title 18, Chapter 14, Section 20, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.14.020:** The subdivider shall execute an agreement that guarantees the construction of the
2 required public improvements and shall provide security for their construction in an amount equal to
3 the estimated cost of construction plus ten percent additional for contingencies. The agreement shall
4 be secured by such good and sufficient bond or other security as is deemed appropriate by the City
5 to protect the public interest, and shall be in an amount determined to be sufficient to complete all
6 required improvements and to remove all rubbish, trash, debris, surplus material and equipment from
7 the area. The [City Engineer] Director of Public Works shall be responsible for review and, if deemed
8 acceptable, approval of all cost estimates for construction of required public improvements. The
9 subdivider's engineer shall be responsible for submitting all improvement plans and quantity estimates
10 in a manner and form that complies with City requirements.

11 SECTION 81: Title 18, Chapter 14, Section 30, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.14.030:** The surety documents or other documents of security required in connection with an
14 agreement to install improvements shall specify the duration of the security and its manner of release,
15 and shall provide remedies in the event of default. Such security may be in the form of:

16 (A) A cash deposit or approved government securities;

17 (B) A performance or surety bond issued by a company authorized to issue such
18 bonds in Nevada;

19 (C) An agreement with a lending institution operating under Nevada law, providing
20 that the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds
21 otherwise set aside for the use of the subdivider) to assure completion of all required improvements,
22 shall retain ten percent of the funds until the improvements are accepted by the City and shall not
23 release any funds without the approval of the [City Engineer;] Director of Public Works;

24 (D) A first deed of trust on real property located in or near the City. The deed of
25 trust must name the City as beneficiary and be accompanied by appropriate agreements or other
26 documents that sufficiently bind the subdivider and trustor to the satisfaction of the City Attorney.
27 The appraised market value of the property which is the subject of the deed of trust must equal or
28 exceed one hundred twenty-five percent of the value of the amount of security determined necessary

1 by the [City Engineer;] Director of Public Works; or

2 (E) In the case of improvements whose estimated cost is \$50,000.00 or less, an
3 agreement with the City providing that, in consideration of issuing a building or grading permit, the
4 City may withhold certificates of occupancy or the inspection of buildings associated with the project
5 unless and until the improvements have been completed to the City's satisfaction.

6 SECTION 82: Title 18, Chapter 16, Section 10, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.16.010:** Any person aggrieved by a [staff] decision of the Director or the Director of Public
9 Works to approve or deny a parcel map may appeal to the Planning Commission in writing within
10 fifteen days after [the Director makes a] receiving written notice of the decision. All appeals of parcel
11 map decisions shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
12 in the fee schedule. The Planning Commission shall hear the appeal within thirty days after the appeal
13 is filed. If the appeal is denied, the applicant shall have [thirty] seven days in which to file an appeal
14 with the City Council. The City Council shall hear the appeal within thirty days after the appeal to
15 the City Council is filed. All appeals granted by the Planning Commission shall be forwarded
16 automatically to the City Council for final action.

17 SECTION 83: Title 18, Chapter 16, Section 20, of the Municipal Code of the City of
18 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19 **18.16.020:** (A) Any person aggrieved by the final action of the Planning Commission with
20 respect to a tentative map [or final map] may appeal that action, in writing, to the City Council within
21 seven days after receiving written notice of the decision, [is made.] All appeals [of tentative and final
22 map decisions] shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
23 in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.

24 (B) Any person aggrieved by the final action of the Director with respect to a final
25 map may appeal that action, in writing, to the Planning Commission within seven days after receiving
26 written notice of the decision. All appeals shall be filed with the Director and be accompanied by a
27 nonrefundable fee as set forth in the fee schedule. The Planning Commission shall hear the appeal
28 within thirty days after the appeal is filed.

1 SECTION 84: Title 18, Chapter 16, Section 70, of the Municipal Code of the City of
2 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 **18.16.070:** If a subdivider or other person subject to the requirements of this Title violates or fails
4 to comply with any requirement of this Title or breaches any promise or obligation entered into
5 pursuant to this Title, the City may deny, suspend or revoke any corresponding building permit and
6 may issue a stop work order with respect thereto. In addition, if adequate infrastructure improvements
7 are not in place in connection with a subdivision or other development regulated by this Title, and no
8 plan for additional capacities are under construction, the City may deny or suspend any corresponding
9 building permit. The City may also suspend the work of a subdivider for such period as deemed
10 necessary[, due to unfavorable weather,] for failure to comply with City standards [or other
11 conditions.] , because of unfavorable weather conditions, or for other reasons consistent with the
12 public health, safety and welfare.

13 SECTION 85: Title 18, Chapter 18, Section 20, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.18.020:** Any application to revert any final map, parcel map or other instrument to undivided
16 acreage shall comply with the requirements of NRS Chapter 278 regarding the abandonment of maps
17 or reversion of divided land to acreage. [Acceptance of the application shall be made by the Secretary
18 of the Planning Commission on behalf of the governing body. Review of the application and final
19 action on the application shall be made by the Planning Commission on behalf of the governing
20 body.] The application shall be filed with the Director, who shall be responsible for reviewing and
21 acting upon the application.

22 SECTION 86: Title 18, Chapter 18, of the Municipal Code of the City of Las Vegas,
23 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 25,
24 reading as follows:

25 **18.18.025:** In accordance with NRS 278.4925, the owner of two or more contiguous parcels may
26 merge and re-subdivide the land into new parcels or lots without reverting the preexisting parcels to
27 acreage pursuant to NRS 278.490. The recording of the re-subdivided parcels or lots on any map
28 constitutes the merging of the preexisting parcels into a single parcel and then re-subdivision into new

1 parcels or lots. For any public street, easement or utility easement that will not remain in effect after
2 the merger and re-subdivision, a certificate must be attached to the parcel map or final map indicating
3 that the Planning Commission or Director, as applicable, has determined that has been vacated or
4 abandoned in accordance with NRS 278.480. If streets, easements and utility easements are to remain
5 in effect after the merger and re-subdivision, they shall be clearly delineated on the map.

6 SECTION 87: Title 18, Chapter 18, Section 30, of the Municipal Code of the City of
7 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 **18.18.030:** The final map of reversion shall be prepared by a professional land surveyor
9 [registered] licensed pursuant to NRS Chapter 625. The surveyor shall [state in his certificate all
10 information required by statute.] include in the required surveyor's certificate all the information
11 required by NRS Chapter 278, including the representation that the map has been prepared from
12 information on a recorded map or maps that are being reverted. The certificate:

13 (A) May include a statement that the professional land surveyor assumes no
14 responsibility for the existence of the monuments or for correctness of other information shown on
15 or copied from the recorded document(s).

16 (B) Shall include information which is sufficient to identify clearly the recorded
17 map or maps being reverted.

18 SECTION 88: Title 18, Chapter 18, Section 50, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.18.050:** The application for a map of reversion shall include:

21 (A) A report from a title company which lists the names of each owner of record
22 of the land and each holder of record of a security interest in the land, if the security interest was
23 created by a mortgage or a deed of trust. [; and] Before the map is released for recording, the Director
24 may require that the report be updated as deemed necessary in order to provide current information;
25 and

26 (B) The written consent of each holder of record of a security interest listed
27 pursuant to the section above to the preparation and recordation of the map of reversion or
28 abandonment. A holder of record of a security interest may consent by signing the map of reversion

1 or abandonment or a separate document that is filed with the map of reversion or abandonment and
2 declares his consent to the reversion or abandonment, provided the map contains a notation that a
3 separate document has been recorded to this effect.

4 SECTION 89: Title 18, Chapter 20, Section 10, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.20.010:** A public street or easement, or the City's interest in a government patent reservation,
7 may be vacated upon the petition of at least one owner of property abutting the area proposed to be
8 vacated, or upon the initiative of the City. In the case of a petition by an abutting property owner,
9 [Two] two copies of a properly signed petition [for vacation] shall be filed with the Secretary of the
10 Planning Commission on a form provided by the Department of [Community] Planning and
11 Development. The petition shall contain a written statement describing the area to be vacated and the
12 reasons for the proposed request, and either a complete legal description from which the right-of-way
13 or other property proposed to be vacated may be plotted or a drawing acceptable to the Department
14 of [Community] Planning and Development showing an accurate representation of the proposed
15 vacation.

16 SECTION 90: Title 18, Chapter 20, Section 20, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.20.020:** A [vacation petition is sufficient if it is signed by at least one owner of property
19 abutting the area proposed to be vacated and is] petition for vacation must be accompanied by a deed
20 or other sufficient evidence of ownership. In the case of a City-initiated vacation, an appropriate
21 written request shall be filed and processed as if it were a petition under this Chapter.

22 SECTION 91: Title 18, Chapter 20, Section 30, of the Municipal Code of the City of
23 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.20.030:** Upon receipt of a properly executed petition, the Secretary of the Planning
25 Commission shall maintain said petition, together with all pertinent attachments and exhibits, in the
26 permanent files of the Department of [Community] Planning and Development as a public record.

27 SECTION 92: Title 18, Chapter 20, Section 60, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.20.060:** If, after holding the public hearing, the City Council is satisfied that the public will not
2 be materially injured by the proposed vacation, it may order the street, easement or [U.S. Government
3 Patent Reservation] government patent reservation vacated. The City Council may make the order
4 conditional and the order shall become effective only upon the fulfillment of the conditions
5 prescribed. In the case of a government patent reservation, the order may take the form of a
6 relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under
7 the provisions of this Chapter.

8 SECTION 93: Title 18, Chapter 20, Section 90, of the Municipal Code of the City of
9 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.20.090:** All public improvements adjacent to [and/or] or in conflict with any proposed vacation
11 shall be modified, as necessary, at the expense of the applicant or other responsible person, as
12 required by the Department of Public Works. Approval of the vacation may be conditioned upon a
13 requirement that existing public improvements and appurtenances with a potential salvage value be:

14 (A) Removed in a manner designed to protect that value; and

15 (B) Delivered to a City facility for reuse, as directed by the Department of Public
16 Works.

17 SECTION 94: Title 18, Chapter 20, Section 140, of the Municipal Code of the City
18 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19 **18.20.140:** An order of vacation [or relinquishment (the "reconveyance")] shall not be recorded
20 until all the requirements imposed on the vacation have been met, except that any requirement may
21 be fulfilled for purposes of recordation by providing sufficient security for the performance thereof
22 in accordance with Section 18.14.030, [of this Title.]

23 SECTION 95: Title 18, Chapter 20, Section 150, of the Municipal Code of the City
24 of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.20.150:** If the [reconveyance] order of vacation is not recorded within one year after approval
26 by the City Council or within such additional time as may be granted by the [Planning Commission,]
27 Director, approval of the vacation terminates and a new petition must be submitted.

28 SECTION 96: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety, including the five appendices
2 designated as Appendices "A," "B," "C," "D" and "E," which were adopted as part of that section.

3 SECTION 97: Title 18, Chapter 24, of the Municipal Code of the City of Las Vegas,
4 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 10,
5 reading as follows:

6 **18.24.010:** There are adopted, as part of this Chapter, five appendices, designated as Appendices
7 "A," "B," "C," "D" and "E," which are attached to the ordinance codified in this Chapter and copies
8 of which shall be maintained in the office of the City Clerk and the Department of Planning and
9 Development.

10 SECTION 98: Title 18, Chapter 26, Section 10, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.26.010:** [Appropriate off-site improvements may also be required in] In connection with
13 development approvals or permit approvals for residential and nonresidential developments that are
14 not otherwise subject to the land division requirements of this Title, [. Such improvements shall
15 conform to City standards.] the City may require, as a condition of approval, that the developer install
16 one or more of the following, to applicable City standards:

17 (A) Appropriate off-site improvements;
18 (B) Site access improvements; and
19 (C) Private streets and common area improvements that are proposed to serve the
20 development.

21 SECTION 99: Title 18, Chapter 26, Section 20, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.26.020:** In order to assure the installation of any improvements required pursuant to Section
24 18.26.010, [of this Chapter,] the developer may be required to [enter] do one or more of the following:

25 (A) Enter into a development agreement or covenant running with land agreement.
26 (B) Enter into an off-site improvements agreement and post adequate security
27 therefor in accordance with the provisions of Chapter 18.14. [of this Title.]
28 (C) Provide an alternate or equivalent means of assurance that is satisfactory to the

1 City, including the payment of moneys in lieu of improvements.

2 SECTION 100: Title 18, Chapter 28, Section 10, of the Municipal Code of the
3 City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.28.010:** With respect to any separately identified subdivision, building permits may be issued
5 for not more than six model homes before the final subdivision map pertaining thereto is recorded if
6 and only if all of the following conditions are met:

7 (A) The final map [either:

8 (1) Has been approved by the City Council, or

9 (2) Has been approved by the Planning Commission, the period for appeal to
10 or review by the City Council concerning such map has expired and no such appeal or review is
11 pending.] has been approved by the Director or the Planning Commission.

12 (B) All preconstruction requirements of zoning and plot plan approvals have been
13 met.

14 (C) The site and setbacks of the model homes are in conformance with the final
15 map and the approved zoning.

16 (D) Plan checking of the model homes has been completed and all the items
17 described in Chapter 18.10 have been submitted and approved in accordance therewith.

18 (E) The following departments have certified in writing, through their authorized
19 representatives, that their respective preconstruction requirements have been met:

20 (1) The Department of Public Works;

21 (2) The Department of [Community] Planning and Development; and

22 (3) The Department of Fire [Services.] and Rescue.

23 (F) The applicant for such model home permits has acknowledged and agreed in
24 writing that:

25 (1) No changes to the final map as approved will be made, except those
26 required by the City, and all construction and improvements will conform to the approved map.

27 (2) The permitted model homes will not be sold or occupied for residential
28 purposes until the final map has been recorded.

1 (3) The issuance of model home permits will be expressly limited to the
2 model home use and will not be construed as a commitment by the City to approve the final map or
3 to approve any zoning matter.

4 (4) The applicant will indemnify, defend and hold the City and its officers,
5 agents and employees harmless from any liability and from and against any claim, loss or damage it
6 or they may incur because of the issuance of any such permit.

7 SECTION 101: Title 18, Chapter 28, Section 20, of the Municipal Code of the
8 City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.28.020:** If the permittee or applicant violates or fails to comply with any requirement of this
10 Title or Title [19] 19A of this Code or breaches any promise or obligation entered into pursuant to this
11 Chapter, the City may deny, suspend or revoke any building permit for a model home and may issue
12 a stop-work order with respect thereto.

13 SECTION 102: Section 19A.06.030(G) of the Zoning Code of the City of Las
14 Vegas is hereby amended to read as follows:

15 **G. Open [Space] Area and Landscape Area Requirements**

16 A minimum of 20 percent of the gross property area in the P-C District shall consist of any
17 combination of the following: open space, recreation facilities, [multi-purpose] multi-use trails,
18 pedestrian and bikeway facilities, other common community facilities, [and] landscaped areas in
19 public rights-of-way[.] , and up to 50% of any landscaped area that is provided in a stepped-back
20 perimeter wall if the wall satisfies the requirements of LVMC 18.12.510. [Any private recreation
21 facility which serves more than one individual lot may be counted as a part of the minimum
22 requirement.] For purposes of this Subsection, "recreation facilities" include a private recreation
23 facility if it serves more than one individual lot. [Specific open space] The proposed means of
24 complying with specific open area and landscaped area requirements shall be set forth in the Planned
25 Community Program.

26 SECTION 103: Section 19A.06.040(G) of the Zoning Code of the City of Las
27 Vegas is hereby amended to read as follows:

28 **G. Allocation of Open Space and Common Recreational Facilities**

1. Each residential planned development containing 12 or more dwelling units shall allocate and provide open space and common recreational facilities which, at a minimum, comply with the following formula:

$$\begin{aligned} & \text{DENSITY (UNITS PER ACRE, TO THE NEAREST TENTH) X 1.65 =} \\ & \text{PERCENTAGE OF GROSS LAND REQUIRED FOR OPEN} \\ & \text{SPACE/RECREATIONAL AREA} \end{aligned}$$

2. Except as otherwise permitted under [Subsection] Subsections (3) and (4) of this Section (G), the following do not qualify as required open space or common recreational facilities:

- a. Rights-of-way;
- b. Required setback areas;
- c. Drainage easements;
- d. Vehicle parking areas;
- e. Landscaped entry features;
- f. Landscape planters located along major thoroughfares or collector streets; or
- g. [Any area which is not platted as a separate lot, unless it is made available for public use by means of an appropriate access and use easement.] Multi-use trail paths (hard-surfaced).

3. [Any area allocated for public multi-use trails may be counted toward the requirement for open space and common recreational facilities unless it is not intended for open space or common recreational facilities as indicated on the list of exclusions for the trail area.

4.] Any area allocated for streetscape within a subdivision may be counted toward the requirement for open space and common recreation facilities if:

- a. The streetscape conforms to the following:
 - (1) A minimum of one (1) twenty four inch (24") tree shall be provided for every thirty feet (30') of gross frontage, with a maximum distance of thirty feet (30') on-center between any such tree and the tree nearest to it, whether on the same or a different lot;
 - (2) A minimum of four (4) shrubs, each with a minimum size of five (5) gallons, shall be provided for every tree; and
 - (3) Bare soil is not permitted. Any streetscape area not covered by vegetation must

1 contain a minimum of two inches (2") of rock mulch or decomposed granite.

2 b. Where practical, such streetscape is provided on both sides of the street on all internal
3 streets within the subdivision;

4 c. The area allocated for streetscape is not less than five feet (5') in width, and is directly
5 adjacent to the sidewalk or curb; and

6 d. The area allocated for streetscape is dedicated as a common lot and maintained by an
7 owners' association.

8 4. In the case of landscaping that is provided in a stepped-back perimeter wall, up to 50% of the
9 landscaped area may be counted toward the requirement for open space and common recreation
10 facilities if the wall satisfies the requirements of LVMC 18.12.510.

11 5. Open space and common recreational facilities shall be configured so as to permit optimal
12 utilization and shall be more or less centrally located so as to be reasonably and readily accessible
13 from all residences built or proposed for the development. A sidewalk system shall be provided to
14 connect all residential areas to required open space and common recreational facilities. Easy and safe
15 shortcut access to such facilities (or to any adjacent public trail system, public park or public
16 recreational facility) should be provided by means of alleyways or pathways that:

17 a. Are cleared and provide for the safe passage of pedestrians or bicycle traffic only, or
18 both;

19 b. Are improved, either with or without paving;

20 c. Have minimum widths as follows:

21 (1) When lined on at least one side with a solid wall of a height not greater than
22 forty-two (42) inches, a minimum width of five (5) feet;

23 (2) In any other case in which the alleyway or pathway does not exceed one
24 hundred sixty (160) feet in length, a minimum width of ten (10) feet; or

25 (3) In the case of an alleyway or pathway that exceeds one hundred sixty (160) feet
26 in length, a minimum width of ten (10) feet, plus one (1) additional foot in width for each additional
27 eight (8) feet in length beyond one hundred sixty (160) feet.

28 SECTION 104: Section 19A.06.110(E) of the Zoning Code of the City of Las

Vegas is hereby amended to read as follows:

E. Open [Space] Area and Landscape Area Requirements

A minimum of 20 percent of the gross property area proposed to be added to or developed within the T-C District shall consist of any combination of the following: open space, recreation facilities, [multi-purpose] multi-use trails, pedestrian and bikeway facilities, other common community facilities, [and] landscaped areas in public rights-of-way[.] and up to 50% of any landscaped area that is provided in a stepped-back perimeter wall if the wall satisfies the requirements of LVMC 18.12.510. [Any private recreation facility which serves more than one individual lot may be counted as a part of the minimum requirement.] For purposes of this Subsection, "recreation facilities" include a private recreation facility if it serves more than one individual lot. [Specific open space] The proposed means of complying with specific open area and landscaped area requirements shall be set forth in the Town Center Development Standards Manual.

SECTION 105: Figure 3, as attached to this Ordinance, shall appear in the Las Vegas Municipal Code at the end of Section 18.12.510.

SECTION 106: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 107: Whenever in this ordinance any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such

1 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

2 SECTION 108: All ordinances or parts of ordinances or sections, subsections,
3 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,
4 Nevada, 1983 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this _____ day of _____, 2001.

6 APPROVED:

7
8 By _____
9 OSCAR B. GOODMAN, Mayor

10 ATTEST:

11
12 BARBARA JO RONEMUS, City Clerk

13 APPROVED AS TO FORM:

14 Val Steed

15 12-21-00

16 Date
17
18
19
20
21
22
23
24
25
26
27
28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of ____, 2000, and referred to the following committee composed of
3 ____ and ____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 ____, 2001, which was a ____ meeting of said Council; that at said
6 ____ meeting, the proposed ordinance was read by title to the City Council
7 as amended and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

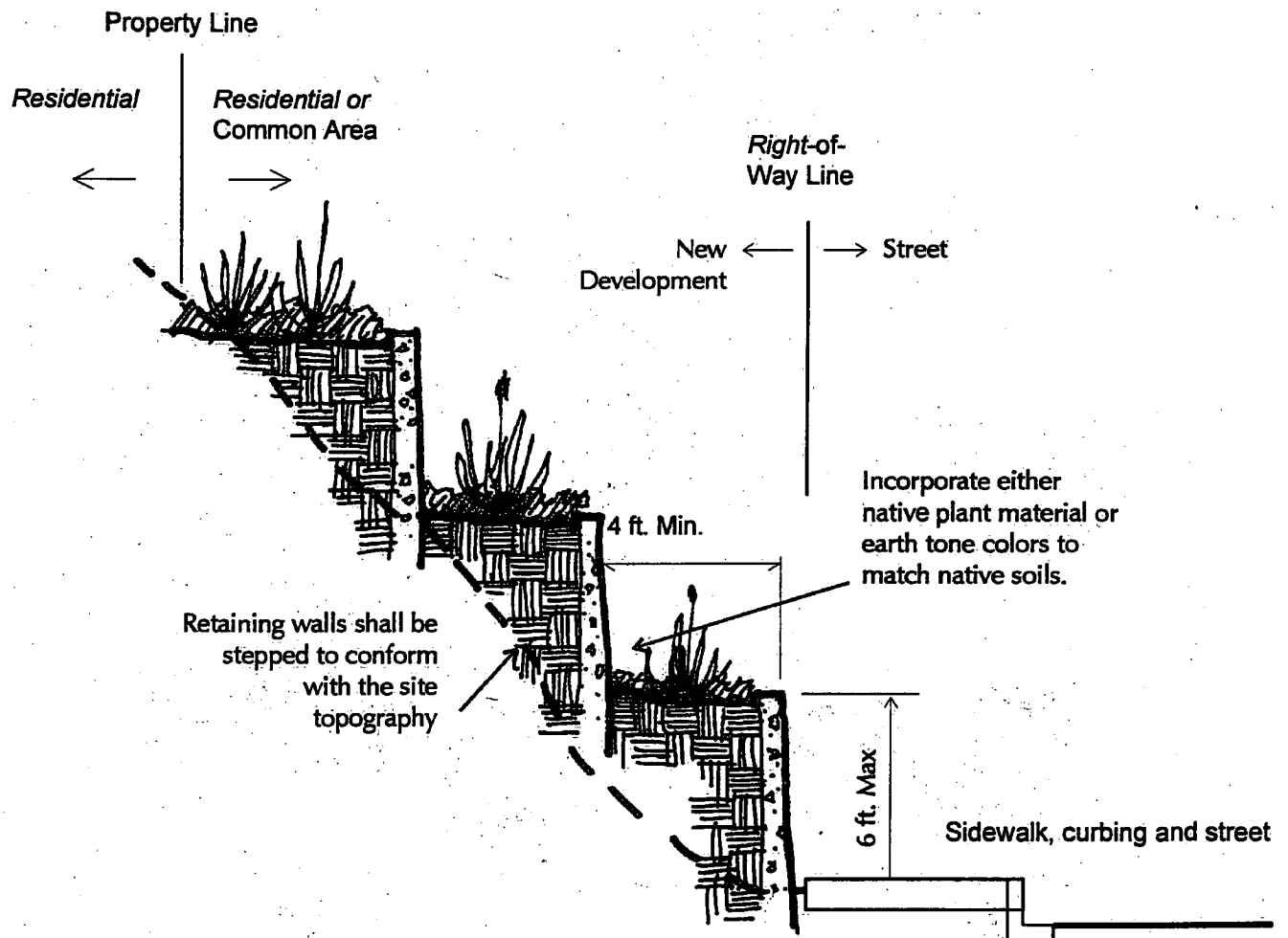
11 APPROVED:

12
13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16
17 BARBARA JO RONEMUS, City Clerk
18
19
20
21
22
23
24
25
26
27
28

FIGURE 3
RETAINING WALL STEP-BACK REQUIREMENTS



APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- ☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- C. Parcel Map Contents:
 - ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
 - ☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);
 - ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - ☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;

- ☐ 10. Identification of adjoining properties;
- ☐ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ☐ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- ☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ☐ 14. Certificate of approval by the Director of Planning and Development and the City Surveyor;
- ☐ 15. Impact Statement, if required; and
- ☐ 16. Location of all trails.

D. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☐ 1. Name of the proposed subdivision.
- ☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☐ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☐ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 7. Existing structures and other physical features.
- ☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.

- ☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 14. Existing and proposed storm drains.
- ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- ☐ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☐ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- ☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.

- ☐ 3. Any proposed deviations from City standards.
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A".
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- ☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☐ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 3. Identification of adjoining properties.
- ☐ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 6. Existing and proposed street right-of-way widths and corner radii.
- ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☐ 9. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

- ☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.
- ☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- ☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- ☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☐ 6. Certificate of Director of Planning and Development/Planning

Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.

- ☐ 7. Certificate of easement recipients.
- ☐ 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.

APPENDIX D

MONUMENTATION REQUIREMENTS

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments

1. General

- (a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:
 - (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.
- (b) All monuments set within the limits of public rights-of-way or private

streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

- (c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.
- (d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.
- (e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.
- (f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.
- (g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release or the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.
 - (1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

- a. Record of Survey in accordance with NRS 625.340;
 - b. Corner Record in accordance with NRS Chapter 329.
- (2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a
Licensed Professional Land Surveyor in the State of
Nevada, do hereby certify that the monuments have
been set and the tie distances established as shown
hereon. This survey was completed on
_____.

2. Types of Monuments

- (a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.
- (b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.
- (c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.
- (d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard

Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

- (a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ sections corners or $\frac{1}{16}$ section corners, as the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.
- (b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.
- (c) Monumentation at a Point of Intersection which falls within the limits of a public or private right-of-way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.
- (d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES

A. Certificate of ownership and easement dedication.

1. The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____, and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights-of-way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such

easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Dated this _____ day of 20__.

2. For commercial subdivision, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

B. Surveyor's Certificate

1. This plat represents the results of a survey conducted under my direct supervision at the instance of _____ (owner) _____.
2. The lands surveyed lie within _____
(Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on _____.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the

positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (a day certain) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

License/Registration No. and Seal

C. Certificate of City Surveyor (or City Engineer)

I, (name) , City Surveyor (or City Engineer) of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (a day certain) .

City Surveyor (or City Engineer, PE)

Date

D. Certificate of District Board of Health

This final map is approved by the Clark County District Board of Health. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Date

Clark County District Board of Health
(Print name under signature)

E. Certificate of Water Resources Division

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning and Development/Planning Commission

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development (or by the Planning Commission of the City of Las Vegas) on the ____ day of _____, 20 ____.

Date

Director of Planning and Development/
Secretary of Planning Commission
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Sprint Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)

by _____ name(s) of person(s) _____ as

_____ (type of authority, e.g., officer, trustee, etc.) _____ of

_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)

(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

BILL NO. 2000-87

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Willard Tim Chow,
Director of Planning and Development

Summary: Updates the City's subdivision and
land development regulations.

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

SECTION 1: Title 18, Chapter 2, Section 10, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.010: The provisions of this Title are adopted pursuant to authority of NRS Chapter 278
(Planning and Zoning) and may be referred to as the Subdivision Regulations of the City of Las
Vegas.

SECTION 2: Title 18, Chapter 2, Section 20, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.020: The provisions of this Title apply to all [divisions] development of land within the
boundaries of the City of Las Vegas. No application for the [division of land by a parcel map or
tentative/final map] development of land, or for approval of a division or map under this Title, shall
be approved unless the [division] application is determined to be in conformance with the
requirements of this Title and all applicable [zoning regulations.] development regulations, including
any standards, plans or policies that have been adopted so as to have a regulatory effect.

SECTION 3: Title 18, Chapter 2, Section 30, of the Municipal Code of the City of
Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.02.030: The purpose and intent of this Title is to ensure that all [divisions of land occur]
development, division, and mapping under this Title occurs in conformance with State law; that such
[divisions are] activity is consistent with the City's General Plan (Master Plan) and [zoning
regulations;] applicable development regulations, including any standards, plans or policies that have
been adopted so as to have a regulatory effect; that required on-site and off-site dedications and public

1 improvements are properly installed or guaranteed; [or installed;] and that appropriate process is
2 followed in the review and approval of [such division of land.] applications made under this Title.

3 SECTION 4: Title 18, Chapter 2, Section 40, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.02.040:** In [construction of] construing the language of this Title, the following rules shall be
6 observed, unless [such] the context clearly indicates the contrary or the construction would be
7 inconsistent with the manifest intent of the City Council:

8 (A) All provisions, terms, phrases and expressions contained in this Title shall be
9 construed in favor of carrying out the intent of the City Council. Terms used in this Chapter, unless
10 otherwise specifically provided, shall have the meanings set forth in NRS Chapter 278.

11 (B) The provisions of this Title shall be deemed to be the minimum requirements
12 adopted for the promotion of the public health, safety, comfort, convenience and general welfare.
13 Where any provision of this Title imposes a restriction upon the subject matter that differs from a
14 restriction imposed by another provision of this Code, the provision imposing the greater restriction
15 shall be deemed to be controlling.

16 (C) The time within which an action is to be taken shall be computed by excluding
17 the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday, that day
18 shall be excluded. [The] Unless otherwise stated, the following time-related words shall have the
19 meanings ascribed below:

20 (1) "Day" means a calendar day. [unless otherwise stated.]

21 (2) "Week" means seven consecutive calendar days.

22 (3) "Month" means a calendar month.

23 (4) "Year" means a calendar year. [, unless a fiscal year is indicated.]

24 (D) Whenever a provision of this Title requires the [head] director of a department
25 or some other City officer or employee to perform some act or duty, it shall be construed as
26 authorizing the [head] director of the department or other officer to designate, delegate and authorize
27 professional-level subordinates to perform the required act or duty, unless the terms of the provisions
28 or an applicable State statute specify otherwise.

1 (E) Section and subsection headings contained in this Title are for convenience only
2 and do not modify or limit the meaning or intent of any provision.

3 (F) [Unless the context clearly indicates the contrary, words] Words used in the
4 present tense shall include the future, words used in the plural shall include the singular, words used
5 in the singular shall include the plural and words of one gender shall include the other.

6 (G) The words "shall," "must" and "will" are [always] mandatory, [. The term] and
7 the word "may" is discretionary.

8 (H) [Unless the context clearly indicates the contrary, conjunctions] Conjunctions
9 shall be interpreted as follows:

10 (1) "And" indicates that all connected items or provisions apply; and
11 (2) "Or" indicates that the connected items or provisions may apply singly
12 or in any combination.

13 (I) Words and phrases shall be construed according to the common and approved
14 usage of the language, but technical words and phrases and others that may have acquired a peculiar
15 and appropriate meaning in law shall be construed and understood according to such meaning.

16 (J) References to "written" information shall mean any representation of words,
17 letters or figures whether by printing or other form or method of writing.

18 SECTION 5: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
19 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 50,
20 reading as follows:

21 **18.02.050:** The Director of Planning and Development is responsible for the administration and
22 enforcement of this Title. In connection with that responsibility, the Director shall have the authority
23 to:

- 24 (A) Accept and process applications under this Title;
25 (B) Organize and maintain records associated with those applications;
26 (C) Cooperate with the Director of Public Works in administering and enforcing
27 this Title;
28 (D) Conduct the necessary review of maps which have been submitted under this

1 Title;

2 (E) Verify compliance with all zoning and development requirements;

3 (F) Adopt specifications and procedures relating to the administration of this Title;

4 (G) Take action to approve, deny or otherwise act upon subdivision and other maps
5 in accordance with the provisions of this Title;

6 (H) Approve or deny administrative exceptions and waivers in accordance with the
7 provisions of this Title;

8 (I) Perform any other function described in this Title that is not otherwise assigned
9 to a particular person or entity; and

10 (J) Delegate, designate or assign to another person any function described in this
11 Section or Title, except to the extent not permitted by law.

12 SECTION 6: Title 18, Chapter 2, of the Municipal Code of the City of Las Vegas,
13 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
14 reading as follows:

15 **18.02.060:** The Director of Public Works is responsible for the administration and enforcement
16 of any provisions of this Title that are assigned or delegated to the Director of Public Works by the
17 provisions of this Title. In connection with that responsibility, the Director of Public Works shall have
18 the authority to:

19 (A) Act upon and process applications under this Title, to the extent assigned or
20 delegated that responsibility;

21 (B) Cooperate with the Director of Planning and Development in administering and
22 enforcing this Title;

23 (C) Administer or enforce any provision of this Title which has been assigned to
24 the Director of Public Works;

25 (D) Conduct the necessary review of maps which have been submitted under this
26 Title;

27 (E) Adopt specifications and procedures relating to the role of the Director of
28 Public Works under this Title;

1 (F) Provide interpretations and references regarding applicable requirements for
2 off-site improvements, rights-of-way, dedications, and drainage and traffic studies;

3 (G) Provide comments or other input to ensure the inclusion of appropriate survey
4 data and related documentation;

5 (H) Approve or deny administrative exceptions and waivers in accordance with the
6 provisions of this Title; and

7 (I) Delegate, designate or assign to another person any function described in this
8 Section, except to the extent not permitted by law.

9 SECTION 7: Title 18, Chapter 4, Section 60, of the Municipal Code of the City of
10 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.04.060:** "City standards" means, in their most recent editions and with the most recent
12 amendments adopted by the City, the Standard Drawings for Public Works Construction Off-Site
13 Improvements, Clark County, Nevada; Uniform Standard Specifications for Public Works
14 Construction Off-Site Improvements, Clark County, Nevada; Uniform Regulations for the Control
15 of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood
16 Control District; Design and Construction Standards for Wastewater Collection Systems of Southern
17 Nevada; Summerlin Development Standards; Summerlin Revised Improvement Standards; Urban
18 Design Standards; Landscape, Wall and Buffer Standards; and any other engineering , development
19 or design standards and specifications adopted by the City. The term includes standards for public
20 improvements and standards for private improvements required under this Title.

21 SECTION 8: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
22 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 65,
23 reading as follows:

24 **18.04.065:** "Common interest community" means real estate with respect to which a person, by
25 virtue of his ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership
26 of a unit" does not include holding a leasehold interest of less than 20 years in a unit, including
27 options to renew.

28 SECTION 9: Title 18, Chapter 4, Section 100, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.100:** "Director" means the Director of [Community] Planning and Development or the
3 Director's designee, unless a specific provision indicates otherwise.

4 SECTION 10: Title 18, Chapter 4, Section 150, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.04.150:** ["Local access drive"] "Private drive" means a private roadway[, typically created as
7 an easement,] that provides access: [to]

8 (A) To a limited number of individual dwelling units and their respective garage
9 units, driveways or parking spaces within developments [where all land] in which the private roadway
10 is held in common[.] ; or

11 (B) Within a commercial subdivision.

12 A [local access] private drive typically is a dead-end or looped roadway that intersects with a
13 [collector access drive.] public roadway.

14 SECTION 11: Title 18, Chapter 4, Section 160, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

16 SECTION 12: Title 18, Chapter 4, Section 170, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.04.170:** "Driveway" means the improved area [connecting a garage to a public or private street
19 or to a private access drive.] that provides ingress and egress between a roadway and adjoining
20 property.

21 SECTION 13: Title 18, Chapter 4, Section 180, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.04.180:** "Private easement" means a right granted by a property owner, generally described and
24 established in a [real estate deed/document or recorded subdivision] recorded document or map, to
25 permit a general or specific use by a specific person, group or agency. Private easements are not
26 maintained by the City. Access to individual lots abutting private drives or private streets is generally
27 created through the granting of private access easements.

28 SECTION 14: Title 18, Chapter 4, Section 190, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.04.190:** "Public easement" means a right granted by a property owner, generally described and
3 established in a [real estate deed/document or recorded subdivision] recorded document or map, to
4 permit a general or specific use by the public, a public agency, a public utility or a public corporation,
5 if specified. The maintenance of public easements owned and controlled by the City may be assigned
6 to others if mutually agreeable between the City and the assigned party. Public easements can be
7 granted to overlap all or any portion of any private property or private easement.

8 SECTION 15: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
9 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 225,
10 reading as follows:

11 **18.04.225:** "Final Map Technical Review" means that process by which all technical aspects of
12 a proposed final map are reviewed, excluding the final submittal of approvable mylar copies in
13 preparation for recordation.

14 SECTION 16: Title 18, Chapter 4, Section 290, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.04.290:** "Lot lines" means the lines [abounding] bounding a lot.

17 SECTION 17: Title 18, Chapter 4, Section 340, of the Municipal Code of the City of
18 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19 **18.04.340:** "Lot width" means the [narrower] lesser of the horizontal distances separating side lot
20 lines measured at the [from] front and rear building setback line.

21 SECTION 18: Title 18, Chapter 4, of the Municipal Code of the City of Las Vegas,
22 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 375,
23 reading as follows:

24 **18.04.375:** "Private improvements" means improvements installed within a development for
25 private or quasi-public purposes, but not owned or maintained by the City.

26 SECTION 19: Title 18, Chapter 4, Section 380, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.04.380:** "Public improvements" means streets, alleys, curbs, gutters, sidewalks, medians,

1 streetlighting systems, traffic control signage and systems, traffic signal systems and interconnect
2 facilities, sanitary sewer systems, drainage facilities, fire hydrants, trails, trail paths, open space
3 improvements and other miscellaneous facilities and improvements to be owned by a public entity that
4 are generally for the benefit of the subdivision or development and are required by the City to be
5 constructed and accepted within public rights-of way or public easements. Public improvements also
6 may include the dedication and construction of park facilities to be accepted by the City, and
7 dedication of public rights-of-way and easements, as applicable. [Improvements other than those
8 described in the preceding sentences are "private improvements."]

9 SECTION 20: Title 18, Chapter 4, Section 390, of the Municipal Code of the City of
10 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.04.390:** "Roadway" means a public or private corridor for pedestrian [and/or] or vehicular
12 movements (or both), along with [improvements, if any, and right-of-ways and/or easements.]
13 corresponding right-of-way and easements, and any improvements constructed therein.

14 SECTION 21: Title 18, Chapter 4, Section 400, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.04.400:** "Standards for [access] private drives" means those adopted City standards[, if any,]
17 governing the design and construction of private [access] drives.

18 SECTION 22: Title 18, Chapter 4, Section 470, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.04.470:** "Private street" means any roadway, other than a ["local access drive" or "collector
21 access drive,"] private drive, that is not owned by a public entity.

22 SECTION 23: Title 18, Chapter 4, Section 510, of the Municipal Code of the City of
23 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.04.510:** "Surveyor" means a person currently [registered] licensed as a professional land
25 surveyor under the provisions of NRS Chapter 625.

26 SECTION 24: Title 18, Chapter 4, Section 530, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.04.530:** "Vacation" means the abandonment of a right-of-way or easement, or the

1 relinquishment of the City's interest (if any) in [U. S. Government Patent Reservations.] a government
2 patent reservation.

3 SECTION 25: Title 18, Chapter 6, Section 10, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.06.010:** The provisions of this Chapter set forth the administrative and procedural requirements
6 for the division of land by a parcel map. The parcel map process does not require Planning
7 Commission or City Council action. [The Director shall determine if a parcel map complies with this
8 Chapter, and shall issue final approval for and sign a parcel map if a determination of compliance is
9 made.]

10 SECTION 26: Title 18, Chapter 6, Section 60, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.06.060:** The Director, in conjunction with the Director of Public Works, shall determine
13 whether or not a parcel map complies with this Chapter. Upon determining, pursuant to this Chapter,
14 that all conditions and requirements have been met and that all appropriate certification signatures are
15 complete, the Director and the Director of Public Works shall give final approval [to] for the parcel
16 map, [. The Director shall then be authorized to] sign the appropriate [certification] certifications, and
17 release the parcel map for recordation.

18 SECTION 27: Title 18, Chapter 6, Section 80, of the Municipal Code of the City of
19 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

20 **18.06.080:** [Approved water] Water supply systems shall be installed and maintained in
21 accordance with City standards, Las Vegas Valley Water District standards, Clark County District
22 Board of Health [District] standards or State of Nevada standards, whichever are applicable. Approval
23 of a parcel map does not in any manner ensure the adequacy or availability of future water supplies
24 to service the proposed development.

25 SECTION 28: Title 18, Chapter 6, Section 100, of the Municipal Code of the City of
26 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 **18.06.100:** All lots [created by] resulting from the division of land in accordance with the parcel
28 map process shall have frontage on a public street or access to a public street [or have access via an

1 irrevocable private street easement or private access] via a private street or private drive. Public street
2 dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the
3 parcel map site also may be required, as necessary, by the Department of Public Works.

4 SECTION 29: Title 18, Chapter 6, Section 110, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **18.06.110:** All lots [created by] resulting from the division of land in accordance with the parcel
7 map process that are less than two and one-half acres in size shall have access by way of an all-
8 weather street which meets the requirements of the [Clark County PM-10 Plan.] Air Pollution Control
9 Regulations of the Clark County District Board of Health. Proof of legal access to the parcel map site
10 may be required to be submitted prior to approval of the parcel map.

11 SECTION 30: Title 18, Chapter 6, Section 120, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.06.120:** [All] Except as otherwise specifically provided in this Section or in a development
14 agreement, all public improvements adjacent to and, if proposed, interior to the parcel map site shall
15 be fully installed, to current City standards, [.] before the parcel map is released for recordation. [In
16 certain locations, because of existing improvements or special neighborhood plans, paved access to
17 a parcel map site also may be required by the Department of Public Works. When appropriate, the
18 requirement for the] The Director of Public Works is authorized to allow the installation of public
19 improvements or any portion thereof [may] to be delayed [if the Director of Public Works so
20 recommends because of] for any of the following [listed situations and provided that] reasons, but
21 only if the applicant [executes and records a covenant running with land agreement] provides security,
22 in accordance with Section 18.06.160, for the installation of all improvements so delayed prior to the
23 release of the parcel map for recordation:

24 (A) The parcel map [creates] will create large lots upon which no immediate
25 development is intended;

26 (B) The parcel map site is located more than six hundred sixty feet (one nominal
27 block) from existing full or partial improvements;

28 (C) The parcel map site is located in an area where partial or full public street

1 improvements are not customary;

2 (D) The parcel map site is located in an area where no street improvements
3 currently exist and [are not committed for] none have been obligated by means of a public
4 improvements covenant, [or other named document with similar intent,] a covenant running with land
5 agreement, a valid outstanding condition of approval for zoning or plot plan review, a budget
6 appropriation or signed contract[;] , or another similar document or evidence of commitment; or

7 (E) [Extenuating] Other extenuating site-related circumstances exist.

8 SECTION 31: Title 18, Chapter 6, Section 130, of the Municipal Code of the City of
9 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.06.130:** The applicant shall be responsible for the installation of all dust control improvements
11 that may be required under applicable law, or the contribution of moneys in lieu of improvements, on
12 all public streets adjacent to the parcel map site. Bonds will not be allowed in lieu of improvements
13 for dust control improvements. [The waiver of the requirement of dust control improvements by the
14 appropriate authority must be based upon extenuating circumstances and take into account the
15 recommendation of the Director of Public Works.]

16 SECTION 32: Title 18, Chapter 6, Section 140, of the Municipal Code of the City of
17 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 **18.06.140:** Private streets shall be [fully improved in all cases with paving, curb and gutter, and
19 public sewers and fire hydrants where available. Gravel or paved street improvements shall include
20 engineered street grades.] constructed to applicable City standards.

21 SECTION 33: Title 18, Chapter 6, Section 160, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.06.160:** Prior to or concurrent with the release of the parcel map for recordation, all dedications
24 and required improvements shall be completed, [or such shall be guaranteed in accordance with
25 Section 18.14.020. All delayed improvements allowed, if any, must be guaranteed with the
26 recordation of a covenant running with land agreement.] unless additional time has been granted
27 pursuant to Section 18.06.120 for the installation of improvements, and security for their installation
28 has been provided. The installation of improvements shall be secured by means of a recorded

1 covenant running with land agreement or as otherwise permitted under Chapter 18.14.

2 SECTION 34: Title 18, Chapter 6, of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 175,
4 reading as follows:

5 **18.06.175:** A parcel map presented for recording shall include the following items:

6 (A) A report from a title company which lists the names of each owner of record
7 of the land to be divided and each holder of record of a security interest in the land to be divided, if
8 the security interest was created by a mortgage or a deed of trust. Before the parcel map is released
9 for recording, the Director may require that the report be updated as deemed necessary in order to
10 provide current information;

11 (B) The written consent of each holder of record of a security interest described in
12 Subsection (A), consenting to the preparation and recordation of the parcel map. A holder of record
13 may consent by signing the parcel map or a separate document that is filed with the parcel map and
14 that declares his consent to the division of land;

15 (C) Certificates that are in substantial compliance with Appendix E; and

16 (D) All other information required by NRS Chapter 278.

17 SECTION 35: Title 18, Chapter 6, Section 180, of the Municipal Code of the City of
18 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19 **18.06.180:** The parcel map shall be recorded within one year [of the date of approval] after the
20 map has been approved by the City, or such approval shall become null and void. The approved
21 parcel map and any covenants shall be filed and recorded with the County Recorder prior to the sale
22 or transfer of land that is included within a parcel map. [A reproducible copy of the recorded parcel
23 map or a compatible digital format shall be submitted to the Director immediately upon recordation.]
24 Immediately following recordation of the parcel map, the surveyor (or a designee) shall submit to the
25 Director a reproducible copy of the recorded parcel map or a compatible digital format (or both, if
26 required by the Director).

27 SECTION 36: Title 18, Chapter 6, Section 190, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.06.190:** No building permit shall be issued for any structure on property within a parcel map
2 land division until:

3 (A) The parcel map has been recorded with the County Recorder;

4 (B) A reproducible copy of the recorded parcel map has been filed in accordance
5 with Section 18.06.180; [and]

6 (C) All required public streets and easements, including access from public streets
7 to the parcels, have been dedicated; and [provision has been made for required improvements.]

8 (D) Required street improvements have been constructed or their construction
9 adequately secured or guaranteed.

10 SECTION 37: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.08.030:** (A) No application for a tentative map [shall be approved] is eligible for approval
13 unless it is determined that the proposed subdivision will be in conformance with all applicable zoning
14 regulations[.] , including all applicable provisions of Title 19A; the zoning classification of the site;
15 and all zoning, master plan or site plan approvals for the site, including all applicable conditions that
16 are in effect. [If the site is not zoned appropriately to accommodate the proposed subdivision, an
17 appropriate rezoning application must be filed by the applicant and be approved by the City Council
18 prior to approval of the tentative map.] If the proposed subdivision will not so conform, the Director
19 is under no obligation to accept or process an application for a tentative map until the applicant has
20 made any necessary application for rezoning or site development plan review, or both; the Planning
21 Commission has made a recommendation in support of the zoning-related application(s); and a City
22 Council hearing date has been set for the zoning-related application(s).

23 (B) In cases where approval of a rezoning or a site development plan review is
24 necessary before a tentative map can be approved:

25 (1) The Director may withhold presentation of the tentative map to the
26 Planning Commission until at least two weeks after the City Council's final approval of the rezoning
27 or site development plan review application, or both; and

28 (2) The Director may extend the time for reviewing the tentative map if the

Council's rezoning or site development plan approval requires that additional issues be addressed or changes made before map approval can occur.

(C) The Director's ability to withhold action or extend time under Subsection (B) is subject to the time limits referred to in NRS 278.350, as they may be extended by mutual consent.

SECTION 38: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 45, reading as follows:

18.08.045: Before submitting an application for tentative map, the subdivider or a representative shall attend a pre-application conference with the Planning and Development Department to obtain the Department's assessment of the proposed tentative map and notice of any changes necessary to bring the application into conformance with City requirements.

SECTION 39: Title 18, Chapter 8, Section 50, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.08.050: A complete tentative map application shall be submitted to the Department of [Community] Planning and Development, along with the application fee set forth in the fee schedule, at least thirty days prior to the date of the meeting at which the applicant wishes to have a tentative map considered by the Planning Commission. The fee shall be nonrefundable.

SECTION 40: Title 18, Chapter 8, Section 60, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.08.060: A complete application for a tentative map shall be made on a form established by the Director and made available to the public. An application for a tentative map shall be accompanied by a sufficient number of copies, as determined by the Director, each twenty-four by thirty-six inches in size, of a tentative map drawing and contain the items set forth in Appendix B to this Title. The drawing shall be made at an engineer's scale [(not an architect's scale)] and should be such that it will fill no less than seventy-five percent of the sheet. A scale of 1"=20' is preferred, with 1"=40', [and] 1"=100' and 1"=200' the next most preferred scales. If the Director determines that the tentative map will not fit on a twenty-four by thirty-six inch drawing such that all pertinent information is clearly legible, the Director may approve the use of a larger map size that does not exceed thirty-six by

1 forty-eight inches.

2 SECTION 41: Title 18, Chapter 8, Sections 90 and 100, of the Municipal Code of the
3 City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

4 SECTION 42: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
6 90 and 100, reading as follows:

7 **18.08.090:** A subdivider who proposes to develop a project of significant impact within the Las
8 Vegas urban growth zone, as that zone is described in NRS 463.3094, shall submit an impact
9 statement and all other required documents to the Director, as required by Section 19A.18.010(E). The
10 impact statement shall be submitted with the tentative map application if it has not been previously
11 submitted and accepted. For the purposes of this Section, the term "project of significant impact"
12 means:

- 13 (A) A proposed subdivision or planned unit development of 500 units or more;
14 (B) Tourist accommodations of 300 units or more;
15 (C) A commercial or industrial facility generating more than 3,000 average daily
16 vehicle trips; or
17 (D) A nonresidential development encompassing more than 160 acres.

18 **18.08.100:** A tentative map shall indicate, without limitation:

- 19 (A) Demonstration of compliance with the necessary traffic circulation and access
20 requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; and
21 (B) Any and all trails that are necessary to be provided in accordance with the
22 City's Master Plan and ordinances.

23 SECTION 43: Title 18, Chapter 8, Section 110, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.08.110:** (A) It is the intent of the City to minimize to the extent possible those instances in
26 which grade changes result in large expanses of monotonous walls facing adjacent property or public
27 streets. Type "B" and Type "C" drainage and cross-fall streets, while undesirable, may be allowed on
28 a case-by-case basis as measures to mitigate large expanses of monotonous walls.

1 (B) Each tentative map application must include, for all sites, a legible schematic
2 cross section drawing which:

3 (1) Has a minimum size of 11" x 17" and a maximum size of 24" x 36";
4 (2) Has an exaggerated vertical scale, with labeled horizontal and vertical
5 dimensions at the property lines;

6 (3) Shows the maximum grade differentials;
7 (4) Includes the existing and proposed condition elevations on the cross
8 sections;

9 (5) Includes cross sections that extend a minimum of 100 feet beyond the
10 limits of the project at each property line, showing the location and finish floor elevations of adjacent
11 structures. Measurements shall be made from the centerline of adjacent streets, or from the property
12 line where no street exists. The Planning and Development Department may require cross sections
13 for up to 100 feet beyond the property line or the centerline of an abutting street, whichever is greater;
14 and

15 (6) Includes cross sections for maximum and typical wall heights.
16 [(B)] (C) Whenever, on the perimeter of a project, retaining walls are proposed
17 which:

18 (1) Face a public street or adjoining property not in common ownership;
19 (2) Are within a single plane and are not separated by landscaping; and
20 (3) Exceed the maximum [acceptable] retaining wall heights indicated in
21 Table "A" below, the applicant shall submit three copies of a plan of proposed perimeter grades which
22 indicates all such walls. This plan may be superimposed on the tentative map but must be legible.
23 The plan shall include cross-sections of all sections of the project perimeter with retaining walls which
24 exceed the heights indicated in Table "A." For purposes of Table "A," retaining wall heights shall be
25 measured from the proposed grade on the exterior side of the project to the top of the retaining wall.

26 ...

27 ...

28 ...

TABLE "A"

Slope of Natural Grade
(percent)

Maximum [Acceptable] Retaining
Wall Height [(feet)]

0 to 2

[10] 4 feet

above 2 to 4

[12] 6 feet

above 4

[14] 6 feet per step of wall (see Chapter
18.12, Figure 3)

(D) The plan described in Subsection (C) shall show perimeter walls that conform to the requirements of Section 18.12.510.

[(C)] (E) [The plan described in Subsection (B) shall be forwarded to the Planning Commission together with the tentative map. In such cases,] In the case of an application which contains a plan as described in Subsection (C), the City will notify all property owners within three-hundred feet of any portion of the project perimeter where a retaining wall exceeds the maximum [acceptable] heights indicated in Table "A," and the Planning Commission shall hold a public hearing concerning the tentative map and the plan of proposed project perimeter grades. The applicant shall pay the fee set forth in the fee schedule for the required hearing and processing. The Planning Commission's review is final unless appealed to the City Council.

[(D)] (F) When considering the tentative map application, the Planning Commission shall take into account the submitted plan of proposed project perimeter grades. Approval of the tentative map shall constitute approval of the associated plan of project perimeter grades.

[(E)] (G) If the final drainage and grading plan for the project substantially changes an approved plan [of] for project perimeter grades, as determined by the Director, or by the Director of Public Works, the tentative map and a new project perimeter grade plan must be reviewed and approved by the Planning Commission as in the first instance.

SECTION 44: Title 18, Chapter 8, Sections 120, 130 and 140, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

SECTION 45: Title 18, Chapter 8, of the Municipal Code of the City of Las Vegas,

Nevada, 1983 Edition, is hereby amended by adding thereto seven new sections, designated as Sections 120 to 180, inclusive, reading as follows:

18.08.120: A subdivider who desires to construct parks or playgrounds in lieu of paying the residential construction tax described in LVMC Chapter 4.24 shall show such parks or playgrounds on the tentative map, demonstrating that the parks and playgrounds will conform to all applicable City standards, regulations, plans and policies regarding the construction of such facilities in lieu of paying the tax.

18.08.130: (A) In connection with an application for tentative map that proposes to subdivide land within one mile of the boundary of an unincorporated area of the county, the City shall forward a copy of the proposed map to the Clark County Planning Commission or its designated representative, as required by NRS 278.345.

(B) In connection with any application for tentative map, the City shall forward a copy of the proposed map to the Clark County School District and to any general improvement district in which the property is located, as required by NRS 278.346 and 278.347.

(C) Comment and action by the agencies described in this Section concerning the proposed map shall be in accordance with and subject to the provisions of NRS 278.345 to 278.347, inclusive.

18.08.140: The Planning Commission shall conduct its review and take action on the application for tentative map in accordance with NRS Chapter 278, and within the time frames set forth in NRS 278.349 and 278.350.

18.08.150: In the event that Planning Commission approval of a tentative map is contingent upon significant revisions or amendments, the applicant shall submit to the Director four new prints of the revised tentative map incorporating such revisions or amendments before the submission of an application for final map.

18.08.160: (A) If a final map is not approved and recorded within:

- (1) Two years following the date of approval of the tentative map;
- (2) One year following the date of approval of a previously-recorded final map covering a portion of the tentative map; or

1 (3) One year following an extension of time granted pursuant to Section
2 18.08.170,
3 the tentative map application and approval shall lapse and a new tentative map shall be required.
4 Tentative maps are not eligible for an extension of time.

5 (B) For a phased project, the first of a series of final maps covering a portion of the
6 approved tentative map must be approved and recorded within two years following the date of
7 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
8 following the date of the approval of the previously recorded final map, unless an extension is granted
9 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
10 terminated.

11 **18.08.170:** By delegation, the Director may grant a single one-year extension of time within which
12 to present and record a final map or any one of a series of final maps covering a portion of the
13 tentative map, except that no extension may be granted if a final map, or the first in a series of final
14 maps, is not recorded within two years following the date of approval of the tentative map.

15 ...

16 ...

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

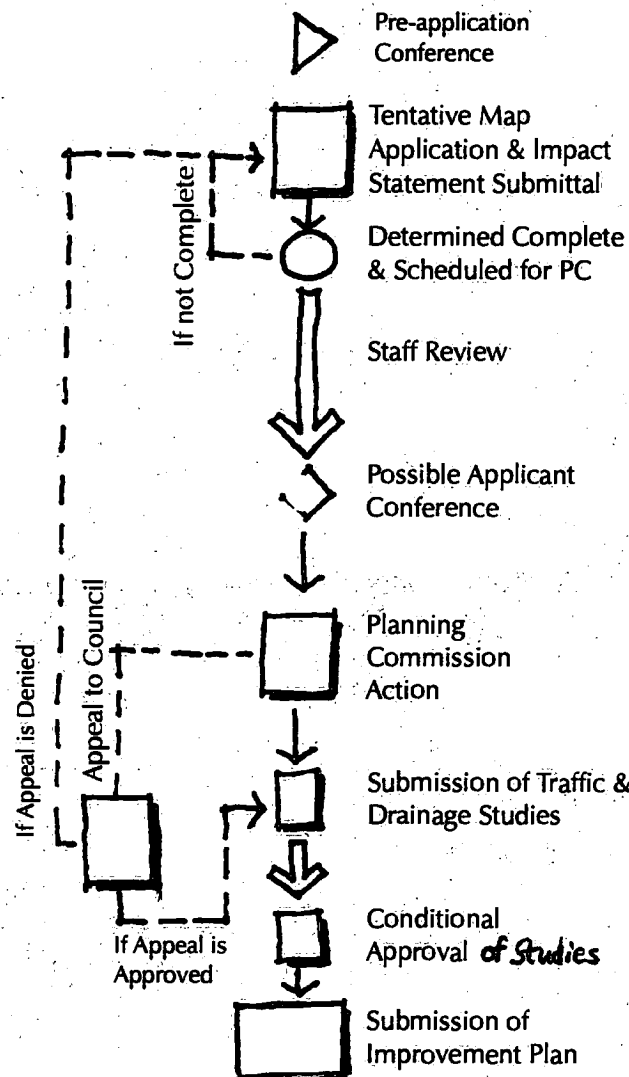
25 ...

26 ...

27 ...

28 ...

18.08.180: Figure 1 below depicts the typical process for tentative map review



SECTION 46: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by repealing in its entirety Chapter 10 thereof.

SECTION 47: Title 18 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 10 and consisting of Sections 10 to 250, inclusive, reading as follows:

18.10.010: The provisions of this Chapter set forth the administrative and procedural requirements for the subdivision of land by a final map. The final map process requires review and action by the Director, the Director of Public Works, and, in some cases, the Planning Commission.

1 **18.10.020:** A final map, prepared in accordance with the approved tentative map, or a series of
2 final maps each covering a portion of an approved tentative map, shall be submitted in compliance
3 with the provisions of NRS Chapter 278, Section 18.08.160, and the additional regulations contained
4 in this Title.

5 **18.10.030:** A final map application shall be submitted to the Department of Planning and
6 Development, along with the fee set forth in the fee schedule. The fee shall be nonrefundable. The
7 application initially shall be processed under the Final Map Technical Review process described in
8 this Chapter.

9 **18.10.040:** (A) Application for a final map shall be made on a form established by the Director
10 and made available to the public. The application must be accompanied by a sufficient number of
11 copies, as determined by the Director, of a twenty-four by thirty-two inch original of the final map
12 drawing. In order to be accepted for review under the Final Map Technical Review process, the final
13 map application must:

14 (1) Demonstrate compliance with Sections 18.10.140 to 18.10.210,
15 inclusive, and Appendix C to this Title;

16 (2) Include documentation from the Department of Public Works that:

17 (a) A drainage plan and technical drainage study is not required or
18 that the required plan and study have been approved by the Department of Public Works; and

19 (b) A traffic impact analysis is not required or that the traffic impact
20 analysis has been approved by the Department of Public Works.

21 (B) In order to be deemed complete, the final map application must have been
22 reviewed and approved in connection with the Final Map Technical Review process described in this
23 Chapter.

24 **18.10.050:** (A) The Director shall determine if the application is in proper form and includes
25 all required data and information necessary to conduct the Final Map Technical Review in accordance
26 with this Section. Within five working days after submittal of a final map application, the Director
27 shall:

28 (1) Accept the application as being in proper form and containing the

1 necessary information, and begin the Final Map Technical Review process; or

2 (2) Provide written notice to the applicant specifying the deficiencies of the
3 application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant. The
4 Director is under no obligation to take further action on the application until the deficiencies are
5 remedied.

6 (B) If the Director determines that the application is in proper form and contains
7 the necessary information, the Director shall, within the Review Period, perform the Final Map
8 Technical Review, which consists of determining whether the application conforms with the tentative
9 map approved by the Planning Commission, the requirements of NRS Chapter 278, and the provisions
10 of this Title. In connection with that determination, the Director may approve the Final Map
11 Technical Review, deny it, or approve it subject to conditions designed to bring it into conformance.

12 (C) Except as otherwise provided in Subsection (D), the Review Period described
13 in Subsection (B) consists of the 30-day period following the determination that a final map
14 application is in proper form and contains the necessary information.

15 (D) The Review Period:

16 (1) Does not apply if the Director elects to refer the Final Map Technical
17 Review to the Planning Commission to decide if there is compliance with the tentative map or a
18 condition thereof; and

19 (2) May be waived by the subdivider in order to allow the subdivider
20 additional time to demonstrate that the Final Map Technical Review should be approved.

21 **18.10.060:** (A) Upon approval of the Final Map Technical Review, the final map application
22 and final map itself may be submitted for final action by the Director. The Director shall review the
23 application and map for conformance with the Final Map Technical Review. Except as otherwise
24 provided in Subsection (B), the Director, within 10 days, shall either approve or deny the application
25 and final map.

26 (B) The 10-day period may be waived by the subdivider in order to allow the
27 subdivider:

28 (1) Additional time to demonstrate that the final map should be approved;

1 or

2 (2) As an alternative to denial of the final map by the Director, an
3 opportunity to have the Planning Commission review or consider the final map.

4 **18.10.070:** After a final map has been approved, the applicant shall make those modifications
5 necessary to ensure compliance with any conditions imposed by the Director or by the Planning
6 Commission. The Director, together with the Director of Public Works, shall be responsible for
7 determining compliance with all requirements before a final map may be released for recordation.
8 Before signing the final map certificate, the Director must determine that all requirements and
9 conditions have been met, including:

10 (A) Submittal of a corrected final map, if appropriate;

11 (B) Completion of all certification signatures in substantial conformance with
12 Appendix E;

13 (C) Dedication of all easements and rights-of-way approved for inclusion on the
14 final map, and vacation of all existing easements and rights-of-way not to be included on the final
15 map;

16 (D) Completion of all public improvements and common area improvements
17 associated with the subdivision, as required by the City, unless the subdivider elects to enter into an
18 agreement with the City to make such improvements pursuant to Chapter 18.14;

19 (E) Approval of a phasing plan or development agreement, if required by
20 Chapter 18.14;

21 (F) Payment of all applicable inspection and developer fees and posting of all
22 required bonds or documents of security;

23 (G) Execution of all required agreements; and

24 (H) Submittal of a one inch equals two hundred feet scale version of the final map
25 drawing or a copy of such drawing in compatible digital format.

26 **18.10.080:** For any subdivision concerning which traffic studies or drainage studies have been
27 required in connection with zoning or other development approval, those studies must have been
28 submitted and approved before the subdivider submits improvement plans pursuant to this Chapter.

1 The improvement plans must take into account and be based upon those approved studies.

2 **18.10.090:** Following approval of a final map, permits for the construction of on-site and off-site
3 improvements may be granted:

4 (A) Upon approval of the following plans, as applicable, by the Department of Public
5 Works:

- 6 (1) All street plans including profiles;
- 7 (2) All sewer, storm drains and water plans, including profiles;
- 8 (3) All street lighting and traffic plans;
- 9 (4) All drainage plans;
- 10 (5) All parks plans; and

11 (B) Upon approval by the Director of the plans for any common area improvements or
12 private improvements which have been required to be installed by the City in connection with
13 development approval.

14 **18.10.100:** A final map presented for recording shall include the following items:

15 (A) A report from a title company which lists the names of each owner of record
16 of the land to be divided and each holder of record of a security interest in the land to be divided, if
17 the security interest was created by a mortgage or a deed of trust. If for a common-interest
18 community, as defined in NRS 116.110323, said report shall show that there are no liens of record
19 against the property or any part thereof for delinquent state, county, municipal, federal or local taxes
20 or assessments collected as taxes or special assessments. Before the map is released for recording,
21 the Director may require that the report be updated as deemed necessary in order to provide current
22 information;

23 (B) The written consent of each holder of record of a security interest described in
24 Subsection (A), consenting to the preparation and recordation of the final map. A holder of record
25 may consent by signing the final map or a separate document that is filed with the final map and that
26 declares his consent to the division of land.

27 **18.10.110:** Monuments must be set before the final map is recorded unless the subdivider furnishes
28 a performance bond or other suitable assurance to the City guaranteeing that the monuments will be

1 set by a land surveyor on or before a date certain. Monumentation shall comply with the
2 specifications set forth in Appendix D to this Title.

3 **18.10.120:** The provisions of NRS Chapter 278 and this Title shall govern the time within which
4 a subdivider must record a final map or obtain any extension of time therefor. The subdivider shall
5 be responsible for the timely filing of any extension request.

6 **18.10.130:** Construction plans and specifications related to a final map shall be accompanied by
7 or include the documents and information described in Sections 18.10.140 to 18.10.210, inclusive,
8 of this Title. Such plans and specifications shall be submitted to and approved by the Director of
9 Public Works prior to start of construction of any improvements.

10 **18.10.140:** All subdivision construction plans and specifications shall be sealed by an engineer
11 licensed in the State of Nevada and shall comply with City standards. Any request to deviate from
12 City standards must be noted on the plan and must be included in a letter to the Director of Public
13 Works which outlines each deviation and the reasons for requesting the deviation. Plans and
14 specifications shall clearly indicate the distinction between existing and proposed improvements, and
15 each plan sheet shall carry in the lower right-hand corner the name of the subdivision, the type of
16 design shown on the plan, the name of the streets shown on the plan, the name of the engineer, the
17 date, the sheet number and any other information deemed necessary by the Director of Public Works.
18 Each plan sheet shall have a north arrow and indicate the scale used. Submitted plans shall be on
19 original reproducible sheets, mylar preferred, with permanent ink, and shall be twenty four inches by
20 thirty-six inches in dimension. A compatible digital format copy of the approved plans may be
21 required by the Department of Public Works.

22 **18.10.150:** (A) The applicant shall submit street plans and profiles showing curve data,
23 centerline and curb-lines with reference to back of curb, including radius, center angle, tangent and
24 length of curve; curb type; street names; benchmarks; all valley gutters; ADA accommodations; and
25 improvements relating to public transportation. Each profile view shall show the existing ground line
26 prior to construction, percent grades of centerline and centerline elevations at all changes in vertical
27 and horizontal alignment. Any documentation from the City Traffic Engineer that is required by
28 Sections 18.12.070 and 18.12.180 shall be submitted with street plans and profiles.

1 (B) The applicant shall submit plans showing any public alleys that are proposed
2 to be dedicated and improved. Public alleys may be included within a subdivision only after
3 consultation with, and approval for inclusion by, the Director of Public Works.

4 **18.10.160:** Plans shall indicate the proposed location of each streetlight standard, including pole
5 type and gauge; the number and type of luminaries per pole; luminaire wattage and lamp type;
6 conductor quality, size and insulation type; all underground conduit locations, sizes and types;
7 proposed service connection locations or, if approved prior to submittal, the connection point to an
8 existing street lighting circuit. All equipment and locations shall be in conformance to City standards
9 unless the City Council allows an exception. The installation of conforming lighting may be deferred
10 if the deferral is approved by the City Council and the applicant executes a covenant running with land
11 agreement to secure the installation.

12 **18.10.170:** The applicant shall submit sufficient information in the form of maps and profiles
13 prepared by an engineer to indicate the proper drainage of surface water to natural drainage courses
14 or into existing or proposed public drainage-ways. Any modifications to drainage patterns adjacent
15 to the subject site shall also be noted on the plans. If drainage is proposed across lands used as private
16 lots, the location, width and types of rights-of-way and easements shall be indicated on the final map.

17 **18.10.180:** The applicant shall submit sufficient plans and profiles to show all sanitary sewer
18 collection system information necessary to determine compliance with City standards. Each plan view
19 shall show lot lines; lot and block numbers; exact location of wastewater lines with reference to
20 property lines; location of manholes and house laterals; street names; and benchmark elevations. Each
21 profile view shall show the proposed finished grade above the pipe or, if no street construction is
22 involved, existing ground line; top of manhole elevation; invert elevation; stationing and, if available,
23 coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and distance between
24 manholes.

25 **18.10.190:** The applicant shall submit plans showing the exact size and location of all water lines,
26 valves and fire hydrants.

27 **18.10.200:** (A) The applicant shall submit a grading plan showing:

28 (1) North arrow and scale;

- 1 (2) Benchmark (City datum);
- 2 (3) Engineer's dated signature and seal;
- 3 (4) Existing topography at one-foot contour intervals to extend one hundred
- 4 feet beyond the tract limits measured from the centerline of adjacent roadways (with the exception
- 5 that, where grades exceed ten percent, two-foot contour intervals may be used);
- 6 (5) Property corners and spot elevations sufficient to show drainage patterns
- 7 and all conforming conditions;
- 8 (6) Proposed pad and finished floor elevations;
- 9 (7) Finished floor elevations of buildings within one hundred feet of the
- 10 centerline of adjacent roadways or, where no adjacent roadway exists or is planned to exist, the
- 11 exterior property line of the tract;
- 12 (8) Proposed curb elevations at grade breaks, beginning and end of curve;
- 13 (9) Direction of water flow and percent of grade of site;
- 14 (10) Direction of water flow and percent of grade of existing and proposed
- 15 drainage ways;
- 16 (11) Direction of flow, percent of grade and other pertinent features for any
- 17 off-site drainage improvements which are part of the project;
- 18 (12) Details of proposed drainage facilities for the lots;
- 19 (13) Details of all proposed drainage facilities including but not limited to
- 20 storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements;
- 21 (14) Plan and profile drawings of drainage facilities in public rights-of-way
- 22 or public drainage easements; and
- 23 (15) Existing walls abutting the subdivision and proposed walls within or
- 24 adjacent to the subdivision.
- 25 (B) The grading plan must comply with the cross section drawing required to be
- 26 submitted with the tentative map pursuant to Section 18.08.110. The plan shall be considered to be
- 27 in substantial compliance if the grades are within two feet of the elevations shown on the cross section
- 28 drawing and tentative map. If actual grading does not conform to the approved grading plan or the

requirements of Section 18.08.110, the Director, or the Director of Public Works, may require the subdivider to re-grade the site or to appear before the Planning Commission for appropriate resolution.

(C) The grading plan must comply with the approved drainage study on file as certified by an engineer, and the plan shall include a note indicating such certification.

18.10.210: The following data shall be submitted with the plans:

- (A) Excavation and fill (cubic yards);
- (B) AC paving and gravel base (square yards);
- (C) Curb and gutter (lineal feet);
- (D) Sidewalk (square feet);
- (E) Valley gutter (square feet);
- (F) Sewer mains, trunk lines, laterals and connections (size and lineal feet);
- (G) Manholes (each);
- (H) Street lighting (each);
- (I) Water mains (size and lineal feet), water services and number of fire hydrants;
- (J) Quantity takeoffs in tabular form for public drainage facilities; and
- (K) Sidewalk ramps (each).

18.10.220: The applicant shall notify the Director of Public Works at least twenty-four hours in advance of the scheduled date and time that construction and installation work relating to required public improvements or private streets is to commence. If delays occur, the applicant shall notify the Director of Public Works not less than two hours prior to the rescheduled time.

18.10.230: In addition to the other provisions and requirements set forth in this Chapter, a final map for a commercial subdivision shall comply with the following requirements prior to being released for recordation:

- (A) Within the C-1 Zoning District (or its equivalent), the Director of Public Works may require all parcels created through the commercial subdivision process to have perpetual unobstructed access to driveways servicing the overall subdivision site. For sites larger than ten acres in size, the requirement may be imposed only if the requirement has been recommended in an

1 approved Traffic Impact Analysis. If the requirement is imposed, a note to that effect shall be
2 included on the final map.

3 (B) The on-site sewer system servicing the overall commercial subdivision shall
4 be identified as one of the following types, with the appropriate wording to appear as a note on the
5 final map:

6 (1) A public sewer, with a minimum pipe diameter of 8 inches, located
7 within dedicated public sewer easements which are a minimum of 20 feet wide.

8 (2) A common element of the commercial subdivision which is privately
9 owned and which is maintained in accordance with covenants, conditions and restrictions that govern
10 the subdivision.

11 (3) A common element of the commercial subdivision which is privately
12 owned and which is maintained in accordance with a joint use agreement applicable to the
13 subdivision.

14 (C) All subdivided parcels comprising the commercial subdivision shall provide
15 perpetual inter-site common drainage rights across all existing and future parcel limits, and a note to
16 this effect shall appear on the final map.

17 **18.10.240:** In addition to the requirements set forth in Section 18.10.070, for any proposed
18 subdivision in which landscaping, public lighting, or security walls, as those items are defined in NRS
19 278.4787, are to be provided for the benefit of the subdivision and are to be maintained either as
20 common area amenities or by some means of maintenance other than by individual lot owners, one
21 of the following conditions must be met prior to the release of the final map for recording:

22 (A) A petition which complies with the requirements of NRS 278.4787(2) must
23 have been submitted to the City and approved in accordance with NRS 278.4787(3), with the City
24 assuming the requested maintenance pursuant thereto; or

25 (B) An association for a common-interest community that will assume such
26 maintenance must be in existence and must have undertaken the obligation to maintain any
27 improvements described in NRS 278.4787, as well as other common area improvements, such as parks
28 and park facilities, trail corridors, drainage easements, site visibility zones, private streets, and

landscaping on public rights of ways, which have been required by the City to be maintained in connection with approval of the subdivision. For purposes of recordation of a final map, in order for a subdivision to be considered to have fulfilled the condition contained in this Subsection (B), the following must first occur, to the satisfaction of the City:

(1) The common-interest community's declaration, as that term is defined in NRS 116.110338, shall be noted on the final map, along with the complete recording information for the declaration as obtained from the Clark County Recorder's Office;

(2) If the association is subject to NRS Chapter 116, it must be organized in compliance with NRS 116.3101. If the association is not subject to NRS Chapter 116, it must be properly registered as a legal entity with the Nevada Secretary of State;

(3) The City must be provided a copy of the declaration showing that it has been duly recorded with the Clark County Recorder's Office, as well as a copy of the Articles of Incorporation, or other document of formal organization, showing that they have been duly filed with the Secretary of State;

(4) The declaration must contain a plan for the maintenance of the improvements, must indicate that the maintenance plan can be amended only with the written consent of the City, and must provide that the maintenance plan supersedes any other conflicting provisions of the governing documents of the association, as that term is defined in NRS 116.110347; and

(5) The plan for maintenance of the improvements must be approved by the City, and must contain provisions that outline the proposed standards and level of maintenance to be provided with respect to the improvements. The provisions must comply with the minimum requirements set forth in Section 18.10.250.

18.10.250: For any subdivision in which maintenance of improvements will be undertaken by an association pursuant to Section 18.10.240(B), the association shall be responsible for maintenance of such improvements in accordance with the provisions of the maintenance plan approved by the City. The plan must include, at a minimum, the following provisions:

(A) Provisions for maintenance of the following common area improvements:

(1) Landscaping and irrigation systems;

1 (2) Parks, trails, and related facilities and equipment;
2 (3) Drainage easements;
3 (4) Site visibility zones, as defined in the Uniform Standard Drawings,
4 Clark County Area;
5 (5) Lighting;
6 (6) Security walls located within common areas, but excluding any walls
7 located on an individual unit or lot;

8 (B) Provisions for maintenance of all streets within the subdivision that are not
9 dedicated to the City;

10 (C) Provisions for maintenance of any areas of landscaping located within public
11 rights of way which are required by law or by the City approval of the subdivision to be maintained
12 by the association.

13 (D) Provisions for periodic inspection, maintenance and repair of the improvements
14 described in this Section in such a manner and with such frequencies so as to maintain the
15 improvements to prevent deterioration, to avoid unsightliness and maintain the aesthetic appearance,
16 the function and look of the improvements as originally intended. The required maintenance and
17 repair shall include without limitation:

18 (1) Maintenance of all landscaping in a healthy condition, with all grass cut
19 to an appropriate length, all plants and bushes shall be appropriately trimmed and maintained, and
20 diseased or dead portions of landscaping promptly replaced with healthy plant materials.

21 (2) Repair, maintenance and replacement of facilities and equipment in
22 common areas, including tables, playground equipment, fences, walkways and drinking fountains.

23 (3) Regular cleaning and maintenance of restrooms.

24 The association may replace existing improvements described in this Section with other similar and
25 appropriate improvements, as long as the improvements at all times conform to the standards set forth
26 in this Subsection (D). Any significant deviation from those standards may be implemented only after
27 consultation with and the approval of the Department of Planning and Development.

28 (E) A provision that the plan supersedes any other conflicting provisions of the

governing documents of the association, as that term is defined in NRS 116.110347; can be amended by the governing board of the association without amending the declaration; and may not be amended without the written consent of the City.

(F) A provision that, in the event the association fails to maintain any or all of the improvements described in NRS 278.4787 in accordance with the provisions of the plan, the City may exercise its rights under the provisions of NRS 278.4789, including the right of the City to make assessments for costs incurred in maintaining the improvements by the City, which assessments shall constitute liens against the land and the individual lots within the subdivision which may be executed upon and which shall have the same priority as liens for real estate taxes.

SECTION 48: Title 18, Chapter 12, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.010: The design standards of this Chapter shall constitute the minimum design and construction standards for all development and land divisions created through the parcel map, [and tentative/final map] tentative map and final map processes. All improvements required by this Title shall be designed, installed and maintained in accordance with applicable City standards.

SECTION 49: Title 18, Chapter 12, Section 30, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.030: Local streets shall be designed to minimize through traffic. Such streets shall not be stubbed to adjacent property unless designed as an approved integral street pattern in connection with an approved tentative map. A subdivision shall be designed so as to ensure that the maximum number of housing units have access to and front upon local streets.

SECTION 50: Title 18, Chapter 12, Section 50, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.050: Pedestrian and vehicle conflict points shall be minimized. Sidewalks shall be required adjacent to public streets in accordance with City standards. The Department of Public Works may require sidewalks adjacent to private streets and drives to separate pedestrian and vehicular movements along higher traffic volume roadways, such as [collector access drives and access] private drives into shopping center sites.

SECTION 51: Title 18, Chapter 12, Section 80, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.080: All proposed street names shall comply with [the City's adopted street name regulations.] LVMC Chapter 13.28. Before any street name may be used, it must first be approved by the Director and by the Department of Fire [Services.] and Rescue.

SECTION 52: Title 18, Chapter 12, Section 100, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.100: Private [street widths, cross-sections and design criteria shall] streets must comply with applicable City standards[.] and with the following requirements:

(A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.

(B) Private streets shall meet the minimum construction standards for public streets.

(C) Street name signs for private streets shall bear the words "privately maintained," and shall be of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.

SECTION 53: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 105, reading as follows:

18.12.105: In a residential subdivision, private drives shall:

(A) Have a minimum pavement width of 24 feet and a maximum length of two hundred feet;

(B) Be accessible only from a public or private street; and

(C) Be provided with street name signs that bear the words "privately maintained," and are of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.

SECTION 54: Title 18, Chapter 12, Section 120, of the Municipal Code of the City of

Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.120: Public alleys may be provided only in accordance with Section 18.10.150. If public alleys are to be provided, they shall be paved and have a minimum width of twenty feet.

SECTION 55: Title 18, Chapter 12, Section 130, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.130: Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates.

SECTION 56: Title 18, Chapter 12, Section 150, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.150: Whenever there exists a partially dedicated street or alley abutting a proposed subdivision, the remainder of the required right-of-way shall be dedicated and improved by the subdivider[.] unless the City approves a plan to vacate the street or alley.

SECTION 57: Title 18, Chapter 12, Section 190, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.190: Vertical curves shall be provided in all changes in grade where the total algebraic difference is one percent or greater. The Director of Public Works may waive this requirement if the applicant can demonstrate that meeting this requirement is [impracticable.] impractical. The minimum length of vertical curves for local streets shall be fifty feet per each percent of change in grade and for collector streets, or larger, the minimum length shall be seventy-five feet per each percent change in grade.

SECTION 58: Title 18, Chapter 12, Section 200, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.200: Reverse or compound curves on any street, except local streets, shall be separated by a tangent of one hundred feet or more. The Director of Public Works may waive this requirement if

1 the applicant can demonstrate that meeting this requirement is [impracticable.] impractical.

2 SECTION 59: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto two new sections, designated as Sections
4 204 and 207, reading as follows:

5 **18.12.204:** (A) The design of roadways shall take into account and be based upon topography
6 and drainage considerations.

7 (B) Local access streets greater than five hundred feet in length, other than streets
8 which are listed on the Master Plan of Streets and Highways, shall include design elements intended
9 to avoid monotony of lot appearance, reduce speeds through neighborhoods, and discourage cut-
10 through traffic.

11 (C) All lots shall have frontage on, and access to, a public street or an irrevocable
12 private street or private drive. Public street dedications to ensure lot access or the continuity of
13 necessary public streets adjacent to or through the subdivision also may be required, as necessary, by
14 the Department of Public Works.

15 **18.12.207:** All streets should be designed and located so that as many building sites as possible
16 are at or above the grade of the street. Grades of streets shall conform as closely as possible to the
17 original topography. A combination of steep grades and curves should be avoided. Minimum street
18 grade shall be 0.004 feet per foot, unless an acceptable alternate design is approved by the Director
19 of Public Works.

20 SECTION 60: Title 18, Chapter 12, Section 220, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

22 **18.12.220:** The Director of Public Works may require the subdivider to install paving transitions
23 and crossovers to accommodate existing and proposed paving improvements with a "sawtooth" or
24 [nonuniform] non-uniform alignment or width if the necessary public right-of-way or easement exists
25 or can be obtained by the City.

26 SECTION 61: Title 18, Chapter 12, Section 230, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.12.230:** [An access street from existing paved streets outside a subdivision boundary to the

subdivision boundary shall be paved to a minimum width of twenty-four feet] The subdivider shall provide paved access from existing paved streets to the subdivision boundary where no such access exists. The access must be paved to a minimum width of twenty-four feet, with AC paving and standard base course as specified by the [City Engineer. The City Engineer] Director of Public Works. The Director of Public Works shall designate which street must be improved as an access street [. A] and may require a secondary paved access route [may be required depending upon the volume of traffic generated by the development.] and other mitigation measures deemed necessary as a result of or based upon traffic projects within the subdivision, the location of the subdivision, or neighborhood concerns.

SECTION 62: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto three new sections, designated as Sections 243, 246 and 248, reading as follows:

18.12.243: Within the interior of residential subdivisions:

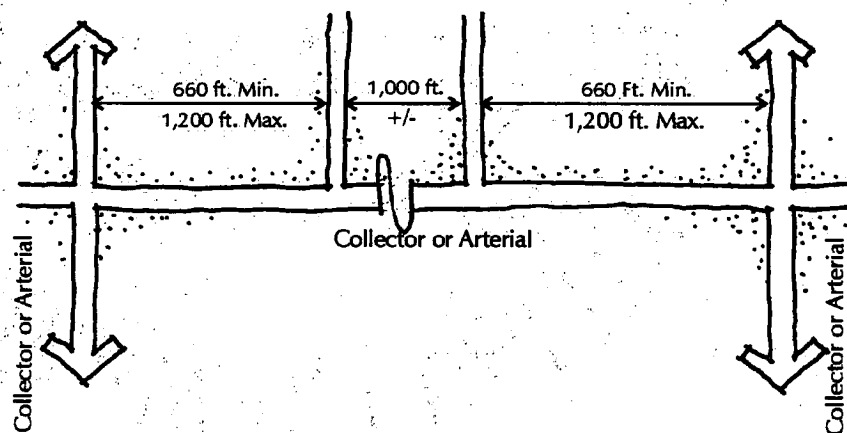
- (A) Blocks should be approximately 660 feet in length;
- (B) Blocks shall not exceed 1000 feet in length between intersections, except where topographical or other conditions require longer blocks; and
- (C) Block depths should be designed so as to provide two rows of lots, except where lots are planned to back on a major highway, drainage channel, shopping center, or common open space area. Nothing in this Subsection, however, is intended to prevent the inclusion within any subdivision plan of blocks of greater depth or of irregular outline, where they are necessary to provide access to central areas within the subdivision.

18.12.246: Along the exterior of residential subdivisions:

- (A) Blocks which are along collector and arterial streets normally should be approximately 1000 feet in length;
- (B) Block lengths near intersections of other arterial and collector streets shall be no less than 660 feet long, unless the Director allows a reduced length because of unusual circumstances.
- (C) Block lengths near intersections of other arterial and collector streets shall be

no more than 1200 feet long, unless traffic-control considerations or existing conditions do not permit such design, in which case the subdivider shall provide and maintain landscaped areas on private property within the exterior lots of the subdivision to minimize effect of lengthy expanses of walls ... along collector and arterial streets. (See Figure 2 - Residential Blocks on the Exterior of Subdivisions.)

FIGURE 2
RESIDENTIAL BLOCKS ON THE EXTERIOR OF SUBDIVISIONS



18.12.248: Commercial or industrial blocks shall be of a length and width necessary and appropriate for the proposed use with adequate provision for off-street parking and deliveries.

SECTION 63: Title 18, Chapter 12, Section 250, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 64: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 250, reading as follows:

18.12.250: (A) Driveway design and construction shall comply with City standards.

(B) For nonresidential development, or for residential lots other than single-family or duplex lots, the number, type and location of driveways must first be approved by the Director of Public Works.

1 (C) Except as otherwise permitted by this Chapter or by City standards, or as
2 otherwise approved by the Director of Public Works:

3 (1) For any single-family or duplex residential lot, no more than a single
4 entrance or circular driveway shall be provided.

5 (2) No driveway access shall be permitted from the side or rear yard of any
6 residential lot onto any primary or secondary thoroughfare so designated on the City's Master Plan
7 of Streets and Highways.

8 SECTION 65: Title 18, Chapter 12, Section 260, of the Municipal Code of the City of
9 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.12.260:** Street lighting for public streets shall be designed, installed or upgraded in accordance
11 with City standards[.] unless the City Council allows an exception. The installation or upgrading of
12 conforming lighting may be deferred if the deferral is approved by the City Council and the applicant
13 executes a covenant running with land agreement to secure the installation or upgrade.

14 SECTION 66: Title 18, Chapter 12, Section 270, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.12.270:** When utilized on private streets or [access] drives, access control gates and storage
17 areas shall be designed, installed and located in accordance with City standards. Access control gates
18 and all appurtenant facilities and equipment shall not be located in the public right-of-way. An
19 adequate vehicle queuing area as determined by the Director of Public Works must be provided in
20 order to prevent blockage of public streets. A pedestrian gate separate from the vehicular movement
21 area [also] shall also be provided.

22 SECTION 67: Title 18, Chapter 12, Section 290, of the Municipal Code of the City of
23 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.12.290:** Private [access] drives shall be constructed in sufficient manner and width to
25 accommodate anticipated on-site traffic conditions and shall be in accordance with any applicable City
26 standards.

27 SECTION 68: Title 18, Chapter 12, Section 310, of the Municipal Code of the City of
28 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.12.310:** Each lot within a subdivision shall have access to a public or private street or [access]
2 private drive that complies with City standards. Lots with residential zoning and having less than one
3 hundred feet on any side adjacent to a primary or secondary thoroughfare, as designated on the City's
4 Master Plan of Streets and Highways, shall be prohibited vehicular access to the primary or secondary
5 thoroughfare. [Said] The access prohibition shall be clearly indicated on the recorded final map.
6 Unless no alternative exists due to the size or depth of the land to be divided, no residential lot shall
7 front onto a primary or secondary thoroughfare. All such lots shall be oriented to have either their rear
8 or side yard lines adjacent to the primary or secondary thoroughfare.

9 SECTION 69: Title 18, Chapter 12, Section 330, of the Municipal Code of the City of
10 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.12.330:** Minimum lot area requirements shall be established in accordance with City zoning
12 regulations. In addition, [to zoning requirements,] the size of [lots] any lot which is not served by
13 public water supply [and/or] or which is not served by a public sanitary sewer [systems] system must
14 comply with applicable Clark County District Board of Health [Department] standards.

15 SECTION 70: Title 18, Chapter 12, Section 340, of the Municipal Code of the City of
16 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.12.340:** Sidewalks shall be provided in accordance with City [street] standards. Alternative
18 pedestrian ways, greenbelt systems or other sidewalk designs [acceptable to the Director of Public
19 Works] may be approved by the [Planning Commission.] Director and the Director of Public Works.
20 The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations,
21 including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be in
22 accordance with City standards. If more restrictive standards beyond those adopted by the City also
23 apply to the design and location of sidewalks, it shall be the responsibility of the developer (and not
24 the City) to enforce compliance with such regulations.

25 SECTION 71: Title 18, Chapter 12, Section 380, of the Municipal Code of the City of
26 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

27 **18.12.380:** [Sanitary] Public sanitary sewer lines shall be located in dedicated public
28 rights-of-way, public streets, public sanitary sewer easements or public alleys. In any case where a

1 public sanitary sewer line is located in a public utility easement, a sanitary sewer easement [also] shall
2 also be dedicated.

3 SECTION 72: Title 18, Chapter 12, Section 390, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.12.390:** Except in commercial subdivisions, public [Sanitary] sanitary sewer lines shall be
6 installed to provide laterals to each lot. Laterals that serve single-family dwellings shall have a
7 minimum diameter of four inches and be extended to the property line. Plans and profiles showing
8 the exact location of constructed public sewer lines along with all laterals shall be submitted to the
9 City upon completion of construction.

10 SECTION 73: Title 18, Chapter 12, Section 400, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.12.400:** No sanitary sewer [clean-out] cleanout shall be permitted in public rights-of-way.

13 SECTION 74: Title 18, Chapter 12, Section 410, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.12.410:** Water supply shall be adequate for all domestic use plus fire protection. The system
16 is adequate if it can furnish the required fire flow (in gallons per minute) from any fire hydrant for the
17 required duration of time while the required residual pressures are maintained in the system.
18 [Required fire] Fire flow shall be provided [within a five-hundred-foot hose lay distance from any
19 point of the building.] in accordance with the requirements of the Fire Code and the Department of
20 Fire and Rescue.

21 SECTION 75: Title 18, Chapter 12, Section 460, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.12.460:** Fire [In areas containing single-family detached dwellings,] hydrants shall be spaced
24 [not more than six hundred feet apart. In areas containing residential planned unit developments,
25 apartments and townhomes, hydrants shall be spaced at intervals of three hundred to five hundred feet,
26 depending on size, spacing and construction type. Spacing shall be determined by the Chief of Fire
27 Services.] in accordance with the requirements of the Fire Code and the Department of Fire and
28 Rescue.

SECTION 76: Title 18, Chapter 12, Section 480, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.480: [Hydrants] Fire hydrants shall be installed prior to the commencement of any combustible construction [so that no structure is further than six hundred feet from a hydrant. Hydrants shall be installed as required by the Department of Fire Services.] in accordance with the requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as approved by the Department of Fire [Services,] and Rescue, shall be provided to all hydrants and combustible construction.

SECTION 77: Title 18, Chapter 12, Section 500, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.12.500: Where landscaping is proposed or required for a residential subdivision, [A] a landscaping plan [may] shall be provided by the subdivider as an integral part of the subdivision design. Such a plan [may] shall be prepared and submitted with each final map application addressing the landscape design of the subdivision with respect to such features as wall or fence design; land forms or berms; rocks and boulders; trees and plant materials; sculpture, art, paving materials, street furniture; [and] subdivision entrance statements[.]; common area landscaping; and other open space areas. Landscaping shall conform to the City's Landscape, Wall and Buffer Standards and all other applicable City requirements. In no case shall landscaping or landscaping features be permitted that impede proper visibility at intersections or driveways. [Where common lots are shown for landscaping, the applicant shall cause the creation of a homeowners association for purposes of owning the common lot and maintaining the landscaping.]

SECTION 78: Title 18, Chapter 12, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 510, reading as follows:

18.12.510: In order to reduce the visual impact of screening and retaining methods, the following standards shall apply to perimeter walls, as illustrated in Figure 3 – Perimeter Wall Requirements:

(A) Where a property line abuts a street or residential property, and where slope differentials require retaining walls 6 feet or greater in height:

1 (1) For each 6 feet of vertical wall height, a minimum of 4-foot horizontal
2 offset shall be provided. Landscaping shall be provided within the offset area.

3 (2) Walls shall be stepped to generally conform to the topography of the
4 site.

5 (3) Walls with a change in alignment shall to the greatest practical extent
6 incorporate the use of graduating steps rather than sharp corners.

7 (4) Walls shall either incorporate the use of native materials or be earth tone
8 colors to match the native materials.

9 (5) Fifty percent of the step-back area that is landscaped may apply to the
10 development's open space requirements.

11 (B) In addition to the standards set forth in Subsection (A), the following additional
12 standards also apply where residential property lines abut a street or another residential property, and
13 where slope differentials require retaining walls 6 feet or greater in height.

14 (1) The use of wrought iron or other similar open materials is encouraged
15 for security walls, such as for pools.

16 (2) Walls shall not exceed a maximum height of 32 inches solid block and
17 40 inches wrought iron or a maximum of 72 inches wrought iron and no solid block; provided
18 however, that if adjacent to a street right-of-way, the screening wall may be solid block for its entire
19 height.

20 (C) All walls, setback areas and landscaping created for the purpose of complying
21 with this Section shall be located on private property. If in common ownership, the property shall be
22 owned and maintained in conformance with Section 18.10.240.

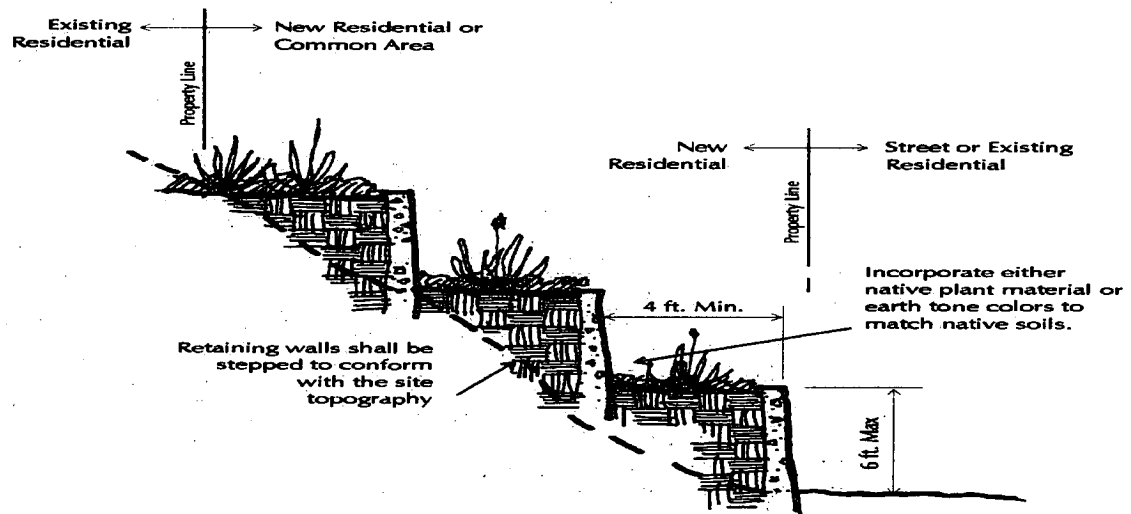
23 (D) A subdivider may propose an alternative design for perimeter walls to satisfy
24 the intent of this Section to reduce the visual impact of screening and retaining walls, especially if the
25 abutting residential property is at a higher elevation than the abutting non-residential property. Such
26 a proposal is subject to review and approval by the Director.

27 ...

28 ...

FIGURE 3

RETAINING WALL STEP-BACK REQUIREMENTS



SECTION 79: Title 18, Chapter 14, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 15, reading as follows:

18.14.015: (A) In connection with the approval of any parcel map or final map, the developer or subdivider must provide for the installation of common area improvements by obtaining the City's approval of either a phasing plan or a development agreement, as determined by the Director and the Director of Public Works.

(B) The phasing plan or development agreement shall set out a development schedule for all common area improvements, including but not limited to water, sewer and storm drainage lines; streets; open space improvement; trails; parks; and landscaping. Except as otherwise provided in Subsection (C), completion of the common area improvements shall be scheduled to be concurrent with development (e.g., when fifty percent of the development is completed, at least fifty percent of the common area improvements shall be completed). Calculation of the percentage of the development that is completed shall be based upon the number of building permits issued.

(C) All common area improvements shall be completed when seventy-five percent of the development is completed (e.g., when seventy-five percent of the development is completed, one hundred percent of the common area improvements shall be completed). Calculations of the

percentage of the development that is completed shall be based on the number of building permits issued.

(D) A phasing plan is subject to review and approval by the Director, as are revisions to the plan. The Director's decision may be appealed to the City Council.

(E) A development agreement is subject to review and approval by the City Council.

(F) In the case of either a phasing plan or development agreement, the City is authorized to require security or a performance guarantee for the installation of common area improvements. The amount of the required security or performance guarantee shall be established by the Director, and the form of security or performance guarantee must be acceptable to the City Attorney. To the extent possible, the provisions of Section 18.14.020 shall apply directly or by analogy to the installation of improvements and security required under this Section.

(G) In accordance with Section 18.08.120, a specific parks in-lieu-of plan must be approved with the tentative map if the developer proposes park improvements in lieu of paying residential construction taxes.

(H) The Director may grant exceptions to the completion requirements set forth in Subsection (B) as they relate to the installation of paving and associated landscaping improvements in parking areas within commercial subdivisions.

SECTION 80: Title 18, Chapter 14, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.14.020: The subdivider shall execute an agreement that guarantees the construction of the required public improvements and shall provide security for their construction in an amount equal to the estimated cost of construction plus ten percent additional for contingencies. The agreement shall be secured by such good and sufficient bond or other security as is deemed appropriate by the City to protect the public interest, and shall be in an amount determined to be sufficient to complete all required improvements and to remove all rubbish, trash, debris, surplus material and equipment from the area. The [City Engineer] Director of Public Works shall be responsible for review and, if deemed acceptable, approval of all cost estimates for construction of required public improvements. The

1 subdivider's engineer shall be responsible for submitting all improvement plans and quantity estimates
2 in a manner and form that complies with City requirements.

3 SECTION 81: Title 18, Chapter 14, Section 30, of the Municipal Code of the City of
4 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

5 **18.14.030:** The surety documents or other documents of security required in connection with an
6 agreement to install improvements shall specify the duration of the security and its manner of release,
7 and shall provide remedies in the event of default. Such security may be in the form of:

8 (A) A cash deposit or approved government securities;

9 (B) A performance or surety bond issued by a company authorized to issue such
10 bonds in Nevada;

11 (C) An agreement with a lending institution operating under Nevada law, providing
12 that the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds
13 otherwise set aside for the use of the subdivider) to assure completion of all required improvements,
14 shall retain ten percent of the funds until the improvements are accepted by the City and shall not
15 release any funds without the approval of the [City Engineer;] Director of Public Works;

16 (D) A first deed of trust on real property located in or near the City. The deed of
17 trust must name the City as beneficiary and be accompanied by appropriate agreements or other
18 documents that sufficiently bind the subdivider and trustor to the satisfaction of the City Attorney.
19 The appraised market value of the property which is the subject of the deed of trust must equal or
20 exceed one hundred twenty-five percent of the value of the amount of security determined necessary
21 by the [City Engineer;] Director of Public Works; or

22 (E) In the case of improvements whose estimated cost is \$50,000.00 or less, an
23 agreement with the City providing that, in consideration of issuing a building or grading permit, the
24 City may withhold certificates of occupancy or the inspection of buildings associated with the project
25 unless and until the improvements have been completed to the City's satisfaction.

26 SECTION 82: Title 18, Chapter 16, Section 10, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.16.010:** Any person aggrieved by a [staff] decision of the Director or the Director of Public

1 Works to approve or deny a parcel map may appeal to the Planning Commission in writing within
2 fifteen days after [the Director makes a] receiving written notice of the decision. All appeals of parcel
3 map decisions shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
4 in the fee schedule. The Planning Commission shall hear the appeal within thirty days after the appeal
5 is filed. If the appeal is denied, the applicant shall have [thirty] seven days in which to file an appeal
6 with the City Council. The City Council shall hear the appeal within thirty days after the appeal to
7 the City Council is filed. All appeals granted by the Planning Commission shall be forwarded
8 automatically to the City Council for final action.

9 SECTION 83: Title 18, Chapter 16, Section 20, of the Municipal Code of the City of
10 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **18.16.020:** (A) Any person aggrieved by the final action of the Planning Commission with
12 respect to a tentative map [or final map] may appeal that action, in writing, to the City Council within
13 seven days after receiving written notice of the decision. [is made.] All appeals [of tentative and final
14 map decisions] shall be filed with the Director and be accompanied by a nonrefundable fee as set forth
15 in the fee schedule. The City Council shall hear the appeal within thirty days after the appeal is filed.

16 (B) Any person aggrieved by the final action of the Director with respect to a final
17 map may appeal that action, in writing, to the Planning Commission within seven days after receiving
18 written notice of the decision. All appeals shall be filed with the Director and be accompanied by a
19 nonrefundable fee as set forth in the fee schedule. The Planning Commission shall hear the appeal
20 within thirty days after the appeal is filed.

21 SECTION 84: Title 18, Chapter 16, Section 70, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **18.16.070:** If a subdivider or other person subject to the requirements of this Title violates or fails
24 to comply with any requirement of this Title or breaches any promise or obligation entered into
25 pursuant to this Title, the City may deny, suspend or revoke any corresponding building permit and
26 may issue a stop work order with respect thereto. In addition, if adequate infrastructure improvements
27 are not in place in connection with a subdivision or other development regulated by this Title, and no
28 plan for additional capacities are under construction, the City may deny or suspend any corresponding

1 building permit. The City may also suspend the work of a subdivider for such period as deemed
2 necessary[, due to unfavorable weather,] for failure to comply with City standards [or other
3 conditions.] , because of unfavorable weather conditions, or for other reasons consistent with the
4 public health, safety and welfare.

5 SECTION 85: Title 18, Chapter 18, Section 20, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.18.020:** Any application to revert any final map, parcel map or other instrument to undivided
8 acreage shall comply with the requirements of NRS Chapter 278 regarding the abandonment of maps
9 or reversion of divided land to acreage. [Acceptance of the application shall be made by the Secretary
10 of the Planning Commission on behalf of the governing body. Review of the application and final
11 action on the application shall be made by the Planning Commission on behalf of the governing body.]
12 The application shall be filed with the Director, who shall be responsible for reviewing and acting
13 upon the application.

14 SECTION 86: Title 18, Chapter 18, of the Municipal Code of the City of Las Vegas,
15 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 25,
16 reading as follows:

17 **18.18.025:** In accordance with NRS 278.4925, the owner of two or more contiguous parcels may
18 merge and re-subdivide the land into new parcels or lots without reverting the preexisting parcels to
19 acreage pursuant to NRS 278.490. The recording of the re-subdivided parcels or lots on any map
20 constitutes the merging of the preexisting parcels into a single parcel and then re-subdivision into new
21 parcels or lots. For any public street, easement or utility easement that will not remain in effect after
22 the merger and re-subdivision, a certificate must be attached to the parcel map or final map indicating
23 that the Planning Commission or Director, as applicable, has determined that has been vacated or
24 abandoned in accordance with NRS 278.480. If streets, easements and utility easements are to remain
25 in effect after the merger and re-subdivision, they shall be clearly delineated on the map.

26 SECTION 87: Title 18, Chapter 18, Section 30, of the Municipal Code of the City of
27 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **18.18.030:** The final map of reversion shall be prepared by a professional land surveyor

1 [registered] licensed pursuant to NRS Chapter 625. The surveyor shall [state in his certificate all
2 information required by statute.] include in the required surveyor's certificate all the information
3 required by NRS Chapter 278, including the representation that the map has been prepared from
4 information on a recorded map or maps that are being reverted. The certificate:

5 (A) May include a statement that the professional land surveyor assumes no
6 responsibility for the existence of the monuments or for correctness of other information shown on
7 or copied from the recorded document(s).

8 (B) Shall include information which is sufficient to identify clearly the recorded
9 map or maps being reverted.

10 SECTION 88: Title 18, Chapter 18, Section 50, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **18.18.050:** The application for a map of reversion shall include:

13 (A) A report from a title company which lists the names of each owner of record
14 of the land and each holder of record of a security interest in the land, if the security interest was
15 created by a mortgage or a deed of trust. [; and] Before the map is released for recording, the Director
16 may require that the report be updated as deemed necessary in order to provide current information;
17 and

18 (B) The written consent of each holder of record of a security interest listed
19 pursuant to the section above to the preparation and recordation of the map of reversion or
20 abandonment. A holder of record of a security interest may consent by signing the map of reversion
21 or abandonment or a separate document that is filed with the map of reversion or abandonment and
22 declares his consent to the reversion or abandonment, provided the map contains a notation that a
23 separate document has been recorded to this effect.

24 SECTION 89: Title 18, Chapter 20, Section 10, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.20.010:** A public street or easement, or the City's interest in a government patent reservation,
27 may be vacated upon the petition of at least one owner of property abutting the area proposed to be
28 vacated, or upon the initiative of the City. In the case of a petition by an abutting property owner,

1 [Two] two copies of a properly signed petition [for vacation] shall be filed with the Secretary of the
2 Planning Commission on a form provided by the Department of [Community] Planning and
3 Development. The petition shall contain a written statement describing the area to be vacated and the
4 reasons for the proposed request, and either a complete legal description from which the right-of-way
5 or other property proposed to be vacated may be plotted or a drawing acceptable to the Department
6 of [Community] Planning and Development showing an accurate representation of the proposed
7 vacation.

8 SECTION 90: Title 18, Chapter 20, Section 20, of the Municipal Code of the City of
9 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

10 **18.20.020:** A [vacation petition is sufficient if it is signed by at least one owner of property
11 abutting the area proposed to be vacated and is] petition for vacation must be accompanied by a deed
12 or other sufficient evidence of ownership. In the case of a City-initiated vacation, an appropriate
13 written request shall be filed and processed as if it were a petition under this Chapter.

14 SECTION 91: Title 18, Chapter 20, Section 30, of the Municipal Code of the City of
15 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16 **18.20.030:** Upon receipt of a properly executed petition, the Secretary of the Planning Commission
17 shall maintain said petition, together with all pertinent attachments and exhibits, in the permanent files
18 of the Department of [Community] Planning and Development as a public record.

19 SECTION 92: Title 18, Chapter 20, Section 60, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **18.20.060:** If, after holding the public hearing, the City Council is satisfied that the public will not
22 be materially injured by the proposed vacation, it may order the street, easement or [U.S. Government
23 Patent Reservation] government patent reservation vacated. The City Council may make the order
24 conditional and the order shall become effective only upon the fulfillment of the conditions prescribed.
25 In the case of a government patent reservation, the order may take the form of a relinquishment of
26 interest or its equivalent, and the order shall be treated as an order of vacation under the provisions
27 of this Chapter.

28 SECTION 93: Title 18, Chapter 20, Section 90, of the Municipal Code of the City of

Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.20.090: All public improvements adjacent to [and/or] or in conflict with any proposed vacation shall be modified, as necessary, at the expense of the applicant or other responsible person, as required by the Department of Public Works. Approval of the vacation may be conditioned upon a requirement that existing public improvements and appurtenances with a potential salvage value be:

(A) Removed in a manner designed to protect that value; and

(B) Delivered to a City facility for reuse, as directed by the Department of Public Works.

SECTION 94: Title 18, Chapter 20, Section 140, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.20.140: An order of vacation [or relinquishment (the "reconveyance")] shall not be recorded until all the requirements imposed on the vacation have been met, except that any requirement may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Section 18.14.030, [of this Title.]

SECTION 95: Title 18, Chapter 20, Section 150, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18.20.150: If the [reconveyance] order of vacation is not recorded within one year after approval by the City Council or within such additional time as may be granted by the [Planning Commission,] Director, approval of the vacation terminates and a new petition must be submitted.

SECTION 96: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety, including the five appendices designated as Appendices "A," "B," "C," "D" and "E," which were adopted as part of that section.

SECTION 97: Title 18, Chapter 24, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 10, reading as follows:

18.24.010: There are adopted, as part of this Chapter, five appendices, designated as Appendices "A," "B," "C," "D" and "E," which are attached to the ordinance codified in this Chapter and copies of which shall be maintained in the office of the City Clerk and the Department of Planning and

1 Development.

2 SECTION 98: Title 18, Chapter 26, Section 10, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

4 **18.26.010:** [Appropriate off-site improvements may also be required in] In connection with
5 development approvals or permit approvals for residential and nonresidential developments that are
6 not otherwise subject to the land division requirements of this Title, [. Such improvements shall
7 conform to City standards.] the City may require, as a condition of approval, that the developer install
8 one or more of the following, to applicable City standards:

- 9 (A) Appropriate off-site improvements;
10 (B) Site access improvements; and
11 (C) Private streets and common area improvements that are proposed to serve the
12 development.

13 SECTION 99: Title 18, Chapter 26, Section 20, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.26.020:** In order to assure the installation of any improvements required pursuant to Section
16 18.26.010, [of this Chapter,] the developer may be required to [enter] do one or more of the following:

- 17 (A) Enter into a development agreement or covenant running with land agreement.
18 (B) Enter into an off-site improvements agreement and post adequate security
19 therefor in accordance with the provisions of Chapter 18.14, [of this Title.]
20 (C) Provide an alternate or equivalent means of assurance that is satisfactory to the
21 City, including the payment of moneys in lieu of improvements.

22 SECTION 100: Title 18, Chapter 28, Section 10, of the Municipal Code of the
23 City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 **18.28.010:** With respect to any separately identified subdivision, building permits may be issued
25 for not more than six model homes before the final subdivision map pertaining thereto is recorded if
26 and only if all of the following conditions are met:

27 (A) The final map [either:

- 28 (1) Has been approved by the City Council, or

1 (2) Has been approved by the Planning Commission, the period for appeal to
2 or review by the City Council concerning such map has expired and no such appeal or review is
3 pending.] has been approved by the Director or the Planning Commission.

4 (B) All preconstruction requirements of zoning and plot plan approvals have been
5 met.

6 (C) The site and setbacks of the model homes are in conformance with the final
7 map and the approved zoning.

8 (D) Plan checking of the model homes has been completed and all the items
9 described in Chapter 18.10 have been submitted and approved in accordance therewith.

10 (E) The following departments have certified in writing, through their authorized
11 representatives, that their respective preconstruction requirements have been met:

12 (1) The Department of Public Works;

13 (2) The Department of [Community] Planning and Development; and

14 (3) The Department of Fire [Services.] and Rescue.

15 (F) The applicant for such model home permits has acknowledged and agreed in
16 writing that:

17 (1) No changes to the final map as approved will be made, except those
18 required by the City, and all construction and improvements will conform to the approved map.

19 (2) The permitted model homes will not be sold or occupied for residential
20 purposes until the final map has been recorded.

21 (3) The issuance of model home permits will be expressly limited to the
22 model home use and will not be construed as a commitment by the City to approve the final map or
23 to approve any zoning matter.

24 (4) The applicant will indemnify, defend and hold the City and its officers,
25 agents and employees harmless from any liability and from and against any claim, loss or damage it
26 or they may incur because of the issuance of any such permit.

27 SECTION 101: Title 18, Chapter 28, Section 20, of the Municipal Code of the
28 City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1 **18.28.020:** If the permittee or applicant violates or fails to comply with any requirement of this
2 Title or Title [19] 19A of this Code or breaches any promise or obligation entered into pursuant to this
3 Chapter, the City may deny, suspend or revoke any building permit for a model home and may issue
4 a stop-work order with respect thereto.

5 SECTION 102: If any section, subsection, subdivision, paragraph, sentence,
6 clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or
7 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity
8 or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of
9 the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
10 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
11 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
12 invalid or ineffective.

13 SECTION 103: Whenever in this ordinance any act is prohibited or is made or
14 declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of
15 any act is required or the failure to do any act is made or declared to be unlawful or an offense or a
16 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
17 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
18 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
19 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

20 SECTION 104: All ordinances or parts of ordinances or sections, subsections,
21 ...
22 ...
23 ...
24 ...
25 ...
26 ...
27 ...
28 ...

1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,
2 Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this _____ day of _____, 2000.

4 APPROVED:

5
6 By _____
7 OSCAR B. GOODMAN, Mayor

8 ATTEST:

9

10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Bleed 11-3-2000
13 Date

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of ____, 2000, and referred to the following committee composed of
3 ____ and ____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 ____, 2000, which was a ____ meeting of said Council; that at said
6 ____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:
16
17 BARBARA JO RONEMUS, City Clerk

18
19
20
21
22
23
24
25
26
27
28

APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- ☐ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- C. Parcel Map Contents:
 - ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
 - ☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);
 - ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - ☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;

- ☐ 10. Identification of adjoining properties;
- ☐ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ☐ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- ☐ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ☐ 14. Certificate of approval by the Director of Planning and Development and the City Surveyor;
- ☐ 15. Impact Statement, if required; and
- ☐ 16. Location of all trails.

D. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☐ 1. Name of the proposed subdivision.
- ☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☐ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☐ 5. Identification of adjoining properties.
- ☐ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 7. Existing structures and other physical features.
- ☐ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.

- ☐ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 14. Existing and proposed storm drains.
- ☐ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☐ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- ☐ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☐ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- ☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.

- ☐ 3. Any proposed deviations from City standards.
- ☐ 4. A copy of the deed for the property, if required.
- ☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A".
- ☐ 6. A compatible digital format copy of the tentative map.
- ☐ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- ☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☐ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 3. Identification of adjoining properties.
- ☐ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 6. Existing and proposed street right-of-way widths and corner radii.
- ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☐ 9. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☐ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☐ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

- ☐ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.
- ☐ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☐ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- ☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- ☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☐ 6. Certificate of Director of Planning and Development/Planning

Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.

- ☐ 7. Certificate of easement recipients.
- ☐ 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.

APPENDIX D

MONUMENTATION REQUIREMENTS

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments

1. General

- (a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:
 - (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.
- (b) All monuments set within the limits of public rights-of-way or private

streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

- (c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.
- (d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.
- (e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.
- (f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.
- (g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release or the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.
- (1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

- a. Record of Survey in accordance with NRS 625.340;
 - b. Corner Record in accordance with NRS Chapter 329.
- (2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a
Licensed Professional Land Surveyor in the State of
Nevada, do hereby certify that the monuments have
been set and the tie distances established as shown
hereon. This survey was completed on
_____.

2. Types of Monuments

- (a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.
- (b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.
- (c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.
- (d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard

Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

- (a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ sections corners or $\frac{1}{16}$ section corners, as the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.
- (b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.
- (c) Monumentation at a Point of Intersection which falls within the limits of a public or private right-of-way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.
- (d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES

A. Certificate of ownership and easement dedication.

1. The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____, and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights-of-way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such

easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Dated this _____ day of 20____.

2. For commercial subdivision, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, and public fire hydrants, together with the right of ingress to and egress therefrom.

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of _____ (owner) _____.
2. The lands surveyed lie within _____
(Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on _____.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the

positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (a day certain) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

License/Registration No. and Seal

C. Certificate of City Surveyor (or City Engineer)

I, (name) , City Surveyor (or City Engineer) of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (a day certain) .

City Surveyor (or City Engineer, PE)

Date

D. Certificate of District Board of Health

This final map is approved by the Clark County District Board of Health. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Date

Clark County District Board of Health
(Print name under signature)

E. Certificate of Water Resources Division

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning and Development/Planning Commission

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development (or by the Planning Commission of the City of Las Vegas) on the ____ day of _____, 20____.

Date

Director of Planning and Development/
Secretary of Planning Commission
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Sprint Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)

by _____ name(s) of person(s) _____ as

_____ (type of authority, e.g., officer, trustee, etc.) _____ of

_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)

(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

RECEIVED
CITY CLERK

2001 JAN -5 A 10:54

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, 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
1535448

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/22/00 to 12/22/2000, on the following days: DECEMBER 22, 2000

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 2

day of January 2001

Mary B. Sheffield
Notary Public

BILL NO. 2000-87

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

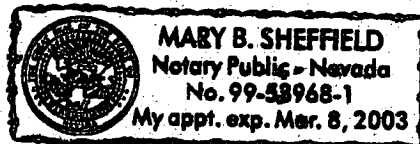
Proposed by: Willard Tim Chow, Director of Planning and Development

Summary: Updates the City's subdivision and land development regulations.

At a City Council meeting NOVEMBER 15, 2000 BILL NO. 2000-87 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen: Weekly and Mack

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: December 22, 2000
Las Vegas Review-Journal



RECEIVED
CITY CLERK

2001 JAN 16 A 11:02

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, 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
1550513

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/06/01 to 01/06/2001, on the following days: JANUARY 6, 2001

SECOND AMENDMENT
BILL NO. 2000-870
ORDINANCE NO. 5275

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Director of Planning and Development
Summary: Updates the City's subdivision and land development regulations.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of November, 2000, and referred to the following Committee composed of Councilmembers Mack and Weekly for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of January, 2001, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING - "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, and Weekly
VOTING "NAY": NONE
ABSTAINED: Councilwoman L. B. McDonald
EXCUSED: Councilman Mack

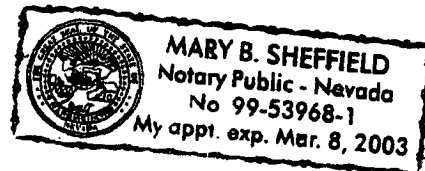
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: January 6, 2001
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 11

day of January 2001

Mary B. Sheffield
Notary Public



AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, 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
1553774

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/09/01 to 01/09/2001, on the following days: JANUARY 9, 2001

SECOND AMENDMENT
BILL NO. 2000-87
ORDINANCE NO. 5275

AN ORDINANCE TO UPDATE THE CITY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Director of Planning and Development
Summary: Updates the City's subdivision and land development regulations.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of November, 2000, and referred to the following committee composed of Councilmembers Mack and Weekly for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of January, 2001, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, and Weekly
VOTING "NAY": NONE
ABSTAINED: Councilwoman L. B. McDonald
EXCUSED: Councilman Mack

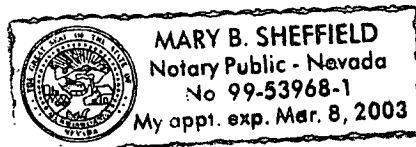
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA. PUB: January 9, 2001 LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 12

day of January 2001

Mary B. Sheffield
Notary Public



009206