

ORDINANCE NO. 1857

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 9 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING A PROVISION TO PROVIDE THAT THE R-E CLASSIFICATION OF LAND CONSISTING OF TEN ACRES OR MORE SHALL BE CONSIDERED AS A HOLDING DESIGNATION; TO CLARIFY AND TRANSFER A PROVISION ON THE SCREENING OF TENNIS COURTS FROM SECTION 9 TO SECTION 6 (G) OF SAID CHAPTER 1; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1: Title XI, Chapter 1, Section 9 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-9 R-E RESIDENCE ESTATES

The R-E classification of undeveloped parcels of land consisting of ten (10) acres or more shall be considered a temporary holding designation. As future growth and development patterns occur, more permanent classifications for possible different land uses may be established in accord with the general plan.

A. Uses Permitted:

1. One family dwellings of a permanent character, placed in a permanent location, containing not more than one kitchen and used by one family.

2. The following light agricultural uses: Flower gardening, private nurseries, greenhouses, orchards and aviaries, provided none of the products thus raised are offered for sale on the premises.

3. The raising, keeping and breeding of domestic animals as an incidental use, but not for commercial purposes, subject to the following limitations: Not more than three (3) horses or three (3) dogs for each one-half (1/2) acre of land.

4. Accessory buildings and Accessory structures:

(a) Accessory buildings and accessory structures may be permitted to occupy a portion of the rear yard when located as provided by Section 6, Subsections (D) and (E) of this Chapter, and further provided, that corrals, stables, aviaries and apiaries shall not be closer than twenty-five feet (25') to any other lot line and no more than three (3) horses for each one-half (1/2) acre of land shall be permitted.

(b) Private horses and stables, provided that not more than three (3) horses are stabled for each one-half (1/2) acre of land included in the building site, and provided further, that no stable or coral shall be built closer than fifty feet (50') from any dwelling or one hundred feet (100') from the front lot line.

(c) A single guest house may occupy a portion of the rear yard when located as provided by Section 6, Subsections (D), (E) and (F) of this Chapter.

[(d) Tennis courts when located in the rear yard area and set back a minimum of ten feet (10') from the rear and side property lines, providing the screening is not higher than twelve feet (12') and further providing that the screening above the height of six feet (6') is open so as not to restrict light and ventilation.]

5. Family-care home, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards of such facility.

6. The following additional uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter.

(a) Public and quasi-public uses; churches.

(b) Child nursery or infant nursery, as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.

(c) Hospitals, provided the hospital meets the criteria listed under Section 8 of this Chapter.

(d) Convalescent homes as defined herein, provided the convalescent home meets the criteria listed under Section 8 of this Chapter.

(e) Cemeteries as provided for in Section 8 (A), 7, (f).

B. Uses Excluded:

1. No goats, sheep, cows or similar animals shall be raised, kept or bred under any circumstances.

2. No fish or fowl shall be raised, kept or bred under any circumstances.

C. Building Height Limit: The maximum building height shall be two (2) stories or thirty-five feet (35'), whichever is greater.

D. Building Site Area Required: The minimum building site shall be one recorded lot or parcel of land, no less than twenty thousand square feet (20,000 sq. ft) in area, for each one-family dwelling, with a minimum of one hundred feet (100') frontage on a public street.

E. Front Yard Required: No building shall be erected closer than fifty feet (50') to either the front property line of the building site or the line of any future street or highway as provided in the Major Street Section of the Master Plan or any other official street plan.

F. Side Yard Required: There shall be a side yard on each side of the building not less than ten feet (10') wide.

G. Rear Yard: There shall be a rear yard no less than fifty feet (50') deep.

SECTION 2: Title XI, Chapter 1, Section 6(G) is hereby amended to add a new subsection 5 and to read as follows:

(G) Fences and Walls:

1. In any district with an "R" prefix, fences or walls not exceeding six feet (6') in height above finished grade may occupy any portion of a side or rear yard. On double frontage lots, or corner lots, such side or rear yard fences may extend six feet (6') above street grade or finished lot grade whichever is greater.

2. In any district with an "R" prefix, fences, walls, or hedges may occupy any portion of the required front yard provided that such fences, walls or hedges do not exceed four feet (4') in height above curb grade along the street right-of-way line and are no more than four feet (4') in height above the finished lot grade along the side property lines. If not located at property line, the permitted height shall be no more than four feet (4') above the finished grade measured from the side of the fence, wall or hedge with the greatest vertical exposure. At least fifty percent (50%) of the vertical surface above the height of two feet (2') must be open to permit visibility. Hedges planted along a wall shall not exceed two feet (2') in height.

3. Planted hedges projecting beyond the front yard line shall not exceed the maximum heights permitted for fences or walls as specified under subparagraph 2.

4. On a corner lot in a district with a "R" prefix, planting, vegetation, shrubbery, fences, walls or any similar obstruction to vision shall be limited to a maximum height of thirty inches (30") above curb level within an area which is on the intersection side of a straight line connecting two points, one of which is on the front property line, and one of which is on the side property line, each point being twenty-five feet (25') from the intersection of the two respective street curb lines extended.

5. Screening or fencing for tennis courts in the rear yard area may exceed the height of six feet (6') provided that said screening is set back at least ten feet (10') from the rear and side property lines, the screening is not higher than twelve feet (12') and the screening above the height of six feet (6') is open so as not to restrict light or ventilation.

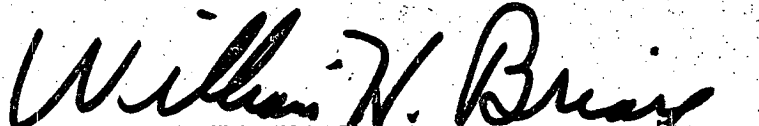
SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Chapter, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Chapter or any part thereof. The Board of Commissioners 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 4: Any person, firm, corporation or association violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a

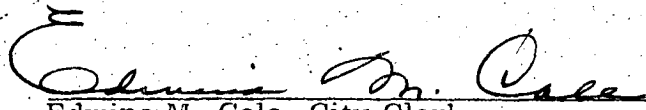
fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment.

PASSED, ADOPTED AND APPROVED this 15th day of December, 1976.

APPROVED:


WILLIAM H. BRIARE, MAYOR

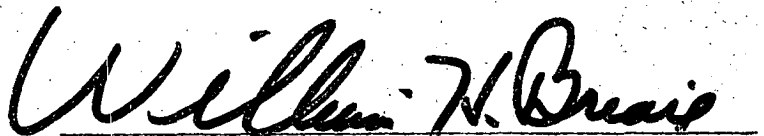
ATTEST:


Edwina M. Cole, City Clerk

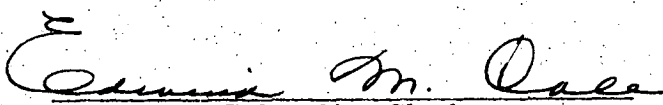
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 17th day of November, 1976, and referred to the following committee composed of Commissioners Christensen and Woofter for recommendation; thereafter the said committee reported favorably on said ordinance on the 15th day of December, 1976, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE" Commissioners: Christensen, Leavitt, Woofter, Lurie and Mayor Briare
VOTING "NAY" None ABSENT None

APPROVED:


WILLIAM H. BRIARE, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

BILL NO. 76-48
AN ORDINANCE TO AMEND TITLE
XI, CHAPTER 1, SECTION 9 OF THE
MUNICIPAL CODE OF THE CITY OF
LAS VEGAS, NEVADA, 1960 EDITION,
BY ADDING A PROVISION
TO PROVIDE THAT THE RECLASSIFICATION
OF LAND CONSISTING
OF TEN ACRES OR MORE SHALL BE
CONSIDERED AS A HOLDING DESIGNATION;
TO CLARIFY AND
TRANSFER A PROVISION ON THE
SCREENING OF TENNIS COURTS
FROM SECTION 9 TO SECTION 6
(G) OF SAID CHAPTER 1; PROVIDING
OTHER MATTERS PROPERLY
RELATING THERETO; AND REPEALING
ALL ORDINANCES AND PARTS
OF ORDINANCES IN CONFLICT
THEREWITH.
The above and foregoing ordinance
was first proposed and read by title
to the Board of Commissioners on
the 17th day of November, 1976,
and referred to the following committee
composed of Commissioners
Christensen and Wootter for recommendation.
COPIES OF THE COMPLETE ORDINANCE
ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE OFFICE
OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: November 22, 1976

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss.

ROBERT E. HUNTER

, being first duly sworn,

deposes and says: That he is COMPOSING ROOM FOREMAN of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 1 TIME

from NOVEMBER 22, 1976 to

inclusive, being the issues of said newspaper for the following dates, to-wit:

NOVEMBER 22, 1976

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

Signed

Subscribed and sworn to before me this 22nd
day of NOVEMBER 1976

My Commission Expires



Notary Public in and for Clark County, Nevada

Notary Public—State of Nevada
COUNTY OF CLARK

My Commission Expires April 14, 1977

RECEIVED
Nov 24 4 01 PM '76
CITY CLERK

RECEIVED

DEC 27 10 33 AM '76

CITY CLERK

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Notary Public in and for Clark County, Nevada

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Christensen, Leavitt, Woofter, Lurie
and Mayor Briare
VOTING "NAY": None
ABSENT: None
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