

ORDINANCE NO. 381

AN ORDINANCE TO AMEND SECTION X OF ORDINANCE NO. 378 OF THE CITY OF LAS VEGAS ENTITLED: "AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF LAS VEGAS, CREATING ELEVEN (11) DISTRICTS, REGULATING AND RESTRICTING: THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE HEIGHTS AND BULK OF BUILDINGS AND OTHER STRUCTURES; THE PROVISION OF OPEN SPACES FOR LIGHT AND AIR; THE INTENSITY OF SUCH USES AND THE DENSITY OF POPULATION; ESTABLISHING BUILDING SETBACK LINES; ADOPTING A MAP OF SUCH DISTRICTS; DEFINING THE TERMS USED HEREIN; PROVIDING FOR THE ADJUSTMENT AND AMENDMENT THEREOF; REQUIRING THAT CERTAIN PERMITS SHALL BE SECURED FOR SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF, AND OF LANDS; REQUIRING CERTAIN FEES; PROVIDING FOR ENFORCEMENT AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH," AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

Section 1. Section X of the above entitled ordinance is hereby amended to read as follows:

Section X; R-1 (SINGLE FAMILY RESIDENCE) DISTRICT REGULATIONS.

A. Uses Permitted;

1. One-family dwellings of a permanent character, placed in a permanent location.
2. The following agricultural uses: Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, orchards, greenhouses for purposes of propagation and culture when incidental to the residential use of the property and not for commercial purposes, but excluding small livestock farming.
3. Uses customarily incidental to any of the above uses, including home occupations or the office of a physician, dentist, minister of religion or other similar profession, provided (a) that such office is situated in the same dwelling unit as the home of the occupant; (b) that such office shall not be used for the general practice of medicine, surgery, dentistry, but may be used for consultation and emergency treatment as an adjunct to a principle office; and (c) that there shall be no assistants employed.
4. Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, but not including guest houses, accessory living quarters or accessory dwellings.

5. The following additional uses, subject to the issuance of a use permit in each case as provided in Section XXII of this ordinance:

(a) Public & quasi-public uses, churches.

(b) Real estate offices, temporary only.

B. Building Height Limit:

The maximum building height shall be two (2) stories.

C. Building Site Area Required:

The minimum building site area for each one-family dwelling shall be six thousand (6,000) square feet; the minimum frontage shall be sixty (60) feet and the minimum depth shall be one hundred (100) feet, except in the case of recorded lots which can be used as provided in Section VI of this Ordinance.

D. Front Yard Required:

No building shall be erected closer than twenty-five (25) feet to either the front property line of the building site or the line of any future street as provided in Section XX or as shown upon any official street plan, or Master Plan of the City of Las Vegas.

E. Side Yard Required:

There shall be a side yard on each side of a building of not less than ten (10) per cent of the width of the lot, but such side yard need not exceed twenty-five (25) feet and shall not be less than five (5) feet in width.

F. Rear Yard Required:

There shall be a rear yard not less than twenty-five (25) per cent of the average depth of the lot, but such rear yard need not exceed twenty-five (25) feet.

Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 3. This ordinance shall be in full force and effect upon its publication, as in the next section provided, and final passage.

Section 4. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption, in the Las Vegas Evening Review Journal, a daily newspaper published in the City of Las Vegas.

ATTEST:

Shirley L. Lamm
City Clerk

Ray Kelly *Frankston* Chief Deputy

CITY
CLERK'S
FILE

ORDINANCE NO. 381 - AN ORDINANCE TO AMEND SECTION X OF ORDINANCE NO. 378 OF THE CITY OF LAS VEGAS, ENTITLED: "AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF LAS VEGAS, CREATING ELEVEN (11) DISTRICTS, REGULATING AND RESTRICTING THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES, THE HEIGHTS AND BULK OF BUILDINGS AND OTHER STRUCTURES; THE PROVISION OF OPEN SPACES FOR LIGHT AND AIR; THE INTENSITY OF SUCH USES AND THE DENSITY OF POPULATION; ESTABLISHING BUILDING SETBACK LINES; ADOPTING A MAP OF SUCH DISTRICTS; DEFINING THE TERMS USED HEREIN; PROVIDING FOR THE ADJUSTMENT AND AMENDMENT THEREOF; REQUIRING THAT CERTAIN PERMITS SHALL BE SECURED FOR SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF, AND OF LANDS; REQUIRING CERTAIN FEES; PROVIDING FOR ENFORCEMENT AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH," AND REPEALING ALL ORDINANCES AD PARTS OF ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

Section 1. Section X of the above entitled ordinance is hereby amended to read as follows:

Section X: R-1 (SINGLE FAMILY RESIDENCE) DISTRICT REGULATIONS.

- A. Uses Permitted:
1. One-family dwellings of a permanent character, placed in a permanent location.
 2. The following agricultural uses: Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, orchards, greenhouses for purposes of propagation and culture when incidental to the residential use of the property and not for commercial purposes, but excluding small livestock farming.
 3. Uses customarily incidental to any of the above uses, including home occupations or the office of a physician, dentist, minister of religion or other similar profession, provided:
 - (a) that such office is situated in the same dwelling unit as the home of the occupant;
 - (b) that such office shall not be used for the general practice of medicine, surgery, dentistry, but may be used for consultation and emergency treatment as an adjunct to a principle office; and (c) that there shall be no assistants employed.
 4. Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land, and not used or operated commercially, but not including guest houses, accessory living quarters or accessory dwellings.
 5. The following additional uses, subject to the issuance of a use permit in each case as provided in Section XXII of this ordinance:
 - (a) Public and quasi-public uses, churches.
 - (b) Real estate offices, temporary only.
- B. Building Height Limit:
The maximum building height shall be two (2) stories.

AFFADAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Dick Lochner, being first duly sworn,

deposes and says: That he is *owner* of the LAS VEGAS EVENING REVIEW JOURNAL, 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 *two weeks* from *March 16th 1949* to *March 23rd 1949*

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

March 16-23
That said newspaper was regularly issued and circulated on each of the dates above named

Signed *Dick Lochner*

Subscribed and sworn to before me this *23rd* day of *March 1949*

[Signature]
Notary Public in and for Clark County, Nevada.

My Commission Expires *Jan 12 1959*

C. Building Site Area Required:

The minimum building site area for each one family dwelling shall be six thousand (6,000) square feet; the minimum frontage shall be sixty (60) feet and the minimum depth shall be one hundred (100) feet, except in the case of recorded lots which can be used as provided in Section VI of this Ordinance.

D. Front Yard Required:

No building shall be erected closer than twenty-five (25) feet to either the front property line of the building site or the line of any future street as provided in Section XX or as shown upon any official street plan, or Master Plan of the City of Las Vegas.

E. Side Yard Required:

There shall be a side yard on each side of a building of not less than ten (10) per cent of the width of the lot, but such side yard need not exceed twenty-five (25) feet and shall not be less than five (5) feet in width.

F. Rear Yard Required:

There shall be a rear yard not less than twenty-five (25) per cent of the average depth of the lot, but such rear yard need not exceed twenty-five (25) feet.

Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 3. This ordinance shall be in full force and effect upon its publication, as in the next section provided, and final passage.

Section 4. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption, in the Las Vegas Evening Review-Journal, a daily newspaper published in the City of Las Vegas.

E. W. CRAGIN/s
Mayor

ATTEST:

SHIRLEY BALLINGER/s
City Clerk

By BETTY FUNSTON, Chief Deputy.

The above and foregoing Ordinance was first proposed and read by title to the Board of City Commissioners on the 14th day of March, 1949, and referred to the following committee composed of Commissioners Baskin and Clark for recommendation; hereafter the said committee reported favorably on said Ordinance on the 14th day of March, which was the next special meeting of said Board of City Commissioners; that at said special meeting held on the 14th day of March, 1949, the proposed ordinance was read in full to the Board of City Commissioners as first introduced and adopted by the following vote:

Voting "Aye": Commissioners Baskin, Clark and Moore and His Honor, Mayor Cragin.

Voting "Nay": None.

Absent: Commissioner Whipple.

APPROVED:

(Seal) E. W. CRAGIN/s
Mayor.

ATTEST:

SHIRLEY BALLINGER/s
City Clerk

By BETTY FUNSTON, Chief Deputy.

m16-23.

Legal Notices

ORDINANCE NO. 381

AN ORDINANCE TO AMEND SECTION X OF ORDINANCE NO. 378 OF THE CITY OF LAS VEGAS, ENTITLED: "AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF LAS VEGAS, CREATING ELEVEN (11) DISTRICTS, REGULATING AND RESTRICTING: THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE HEIGHTS AND BULK OF BUILDINGS AND OTHER STRUCTURES; THE PROVISION OF OPEN SPACES FOR LIGHT AND AIR; THE INTENSITY OF SUCH USES AND THE DENSITY OF POPULATION; ESTABLISHING BUILDING SETBACK LINES; ADOPTING A MAP OF SUCH DISTRICTS; DEFINING THE TERMS USED HEREIN; PROVIDING FOR THE ADJUSTMENT AND AMENDMENT THEREOF; REQUIRING THAT CERTAIN PERMITS SHALL BE SECURED FOR SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF, AND OF LANDS; REQUIRING CERTAIN FEES; PROVIDING FOR ENFORCEMENT AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH," AND REPEALING ALL ORDINANCES AD PARTS OF ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

Section 1. Section X of the above entitled ordinance is hereby amended to read as follows:

Section X: R-1 (SINGLE FAMILY RESIDENCE) DISTRICT REGULATIONS.

A. Uses Permitted;

1. One-family dwellings of a permanent character, placed in a permanent location.
2. The following agricultural uses: Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, orchards, greenhouses for purposes of propagation and culture when incidental to the residential use of the property and not for commercial purposes, but excluding small livestock farming.

AFFADAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Dick Lochner

, being first duly sworn,

deposes and says: That he is *Lawman* of the LAS VEGAS EVENING REVIEW JOURNAL, 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 *Two weeks*

from *March 16, 1949* to *March 23rd 1949*

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

March 16th - 23rd

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

Signed

Dick Lochner

Subscribed and sworn to before me this *23rd*
day of *March* 1949

[Signature]

Notary Public in and for Clark County, Nevada.

My Commission Expires

Jan 12, 1953

3. Uses customarily incidental to any of the above uses, including home occupations or the office of a physician, dentist, minister of religion or other similar profession, provided (a) that such office is situated in the same dwelling unit as the home of the occupant; (b) that such office shall not be used for the general practice of medicine, surgery, dentistry, but may be used for consultation and emergency treatment as an adjunct to a principle office; and (c) that there shall be no assistants employed.

4. Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, but not including guest houses, accessory living quarters or accessory dwellings.

5. The following additional uses, subject to the issuance of a use permit in each case as provided in Section XXII of this ordinance:

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

(b) Real estate offices, temporary only.

B. Building Height Limit:

The maximum building height shall be two (2) stories.

C. Building Site Area Required:

The minimum building site area for each one family dwelling shall be six thousand (6,000) square feet; the minimum frontage shall be sixty (60) feet and the minimum depth shall be one hundred (100) feet, except in the case of recorded lots which can be used as provided in Section VI of this Ordinance.

D. Front Yard Required:

No building shall be erected closer than twenty-five (25) feet to either the front property line of the building site or the line of any future street as provided in Section XX or as shown upon any official street plan, or Master Plan of the City of Las Vegas.

E. Side Yard Required:

There shall be a side yard on each side of a building, of not less than ten (10) per cent of the width of the lot, but such side yard need not exceed twenty-five (25) feet and shall not be less than five (5) feet in width.

F. Rear Yard Required:

There shall be a rear yard not less than twenty-five (25) per cent of the average depth of the lot, but such rear yard need not exceed twenty-five (25) feet.

Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 3. This ordinance shall be in full force and effect upon its publication, as in the next section provided, and final passage.

Section 4. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption, in the Las Vegas Evening Review-Journal, a daily newspaper published in the City of Las Vegas.

E. W. CRAGIN/s
Mayor

ATTEST:
SHIRLEY BALLINGER/s
City Clerk.
By BETTY FUNSTON, Chief Deputy.

The above, and foregoing Ordinance was first proposed and read by title to the Board of City Commissioners on the 14th day of March, 1949, and referred to the following committee composed of Commissioners Baskin and Clark for recommendation; there after the said committee reported favorably on said Ordinance on the 14th day of March, which was the next special meeting of said Board of City Commissioners; that at said special meeting held on the 14th day of March, 1949, the proposed ordinance was read in full to the Board of City Commissioners as first introduced and adopted by the following vote:

Voting "Aye": Commissioners Baskin, Clark and Moore and His Honor, Mayor Cragin.

Voting "Nay": None.

Absent: Commissioner Whipple.

APPROVED:

(Seal)

E. W. CRAGIN/s
Mayor.

ATTEST:
SHIRLEY BALLINGER/s
City Clerk.

By BETTY FUNSTON, Chief Deputy.
ml6-23.