

1 **Bill No. 95-11**

2 Ordinance No 3882

3 AN ORDINANCE RELATING TO THE TEMPORARY SECURING OF BUILDINGS;
4 AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS,
5 NEVADA, 1983 EDITION, TO INCLUDE A NEW CHAPTER DESIGNATED AS CHAPTER
6 31 AND TITLED "TEMPORARY SECURING OF BUILDINGS"; ADDING DEFINITIONS;
7 ESTABLISHING A PERMIT PROCESS AND FEES FOR THE BOARDING OF VACANT
8 BUILDINGS; ESTABLISHING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR
9 OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL
10 ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

8 Sponsored by:

9 Councilman Frank Hawkins

Summary: Prohibits the boarding of a vacant
building without a permit and
establishes fees and penalties.

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

13 SECTION 1: **Findings and Purpose** WHEREAS, the City Council of the
14 City of Las Vegas hereby finds and declares that the temporary securing of vacant buildings by
15 boarding up the doors and windows is an aesthetic and visual blight on the community which
16 adversely impacts the surrounding property values, the quality of life and the City as a whole; and

17 WHEREAS, the City also finds that the temporary securing of buildings requires
18 the expenditure of certain City resources; and

19 WHEREAS, the City finds that boarded buildings should be maintained in a
20 condition which minimizes the visual blight and the potential for illegal and unsafe occupancy.

21 SECTION 2: Title 16 of the Municipal Code of the City of Las Vegas, Nevada,
22 1983 Edition is hereby amended by adding thereto a new chapter, designated as Chapter 31 and
23 consisting of Sections 10 to 70 inclusive.

24 **16.31.010 Boarding - Definition** "Boarding" means the secured covering
25 of openings to a building or structure to prevent entrance pursuant to the provisions and standards
26 of this Title due to the non-occupancy of the building or structure.

1 **16.31.020 Boarding** It shall be unlawful to board a building except pursuant
2 to a permit issued under this Chapter.

3 **16.31.030 Boarding - Permit Requirement** Permits for boarding a building
4 must be applied for on a form provided by the Building Official or his authorized agent prior to
5 the actual boarding of a dwelling. The form shall specify the following:

- 6 (A) The address of the structure to be boarded or temporarily secured;
- 7 (B) The type of building;
- 8 (C) For residential structures, the number of dwelling units;
- 9 (D) For non-residential buildings, the number of building square feet and the
10 lineal footage of all building faces at ground level;
- 11 (E) The name, address, and telephone number of a person authorized to act
12 as an agent for the owner for performing the owner's obligations under this Chapter;
- 13 (F) A photograph and description of the condition of the building and the
14 landscaping existing on the property; and
- 15 (G) The reason for the boarding.

16 **16.31.040 Boarding - Permit Fees** For the first year of any boarding, the
17 applicant shall pay an application fee:

- 18 A. Two-hundred Dollars (\$200) for each structure containing
19 a single-family dwelling unit, or (\$200) for the first unit in an apartment complex plus Fifteen
20 Dollars (\$15) for each additional unit in the same structure for initial application and processing;
- 21 B. For non-residential structures, Two-hundred Dollars (\$200) or Two dollars
22 (\$2.00) per lineal foot of building face, whichever is greater;
- 23 C. A fee may be required to partially mitigate the harm to the aesthetic and
24 property values of the neighborhood and/or surrounding properties in the vicinity of the boarded
25 structure.

1 D. A fee may be required to allow for the rehabilitation and restoration of
2 property that has been boarded and has been vandalized or damaged.

3 **16.31.050 Completion of boarding.**

4 Boarding must be completed within ten days of the issuance of a permit.

5 **16.31.060 Boarding without permit.**

6 The boarding of a building prior to obtaining a permit pursuant to this Chapter may
7 result in penalties equal to double the amount of the initial boarding application fee specified in
8 this Chapter.

9 **16.31.070 Yearly fees.**

10 (A) On or before each yearly anniversary of a boarding permit, a property
11 owner desiring to continue to board a building shall pay:

12 (1) An annual inspection fee of One Hundred Dollars (\$100); and

13 (2) The Two Hundred Dollar (\$200) mitigation fee.

14 (B) A late fee of Twenty-Five Dollars (\$25) shall be assessed by the City
15 for each thirty days, or any portion thereof, in which the annual fees have not
16 been paid.

17 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause
18 or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or
19 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
20 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
21 Council of the City of Las Vegas hereby declares that it would have passed each section,
22 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that
23 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
24 declared unconstitutional, invalid or ineffective.

25 SECTION 4: All ordinances or parts of ordinances, sections, subsections,
26

1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
2 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this 19th day of April, 1995.

4 APPROVED:

5
6 By 
JAN LAVERTY JONES, MAYOR
7/4/21/95

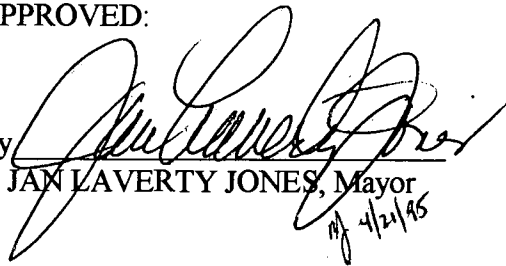
7 ATTEST:


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10 KATHLEEN M. TIGHE, City Clerk
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The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of March, 1995, and referred to the following committee composed of Councilmen Hawkins Jr. and Brass for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of April, 1995, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Councilmen Adamsen, Hawkins Jr., Brass, Callister and Mayor Jones
VOTING "NAY": NONE
ABSENT: NONE

APPROVED:
By 
JAN LAVERTY JONES, Mayor
4/21/95

ATTEST:

KATHLEEN M. TIGHE, City Clerk

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CITY CLERK

AFFIDAVIT OF PUBLICATION ² 4 31 PM '95

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BILL NO. 95-11
ORDINANCE NO. 3882

AN ORDINANCE RELATING TO THE TEMPORARY SECURING OF BUILDINGS; AMENDING TITLE 14 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO INCLUDE A NEW CHAPTER DESIGNATED AS CHAPTER 31 AND TITLED "TEMPORARY SECURING OF BUILDINGS"; ADDING DEFINITIONS; ESTABLISHING A PERMIT PROCESS AND FEES FOR THE BOARDING OF VACANT BUILDINGS; ESTABLISHING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Councilman Frank Hawkins

SUMMARY: Prohibits the boarding of a vacant building without a permit and establishes fees and penalties. The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of March, 1995, (and referred to the following committee composed of Councilmen Hawkins Jr. and Brass for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of April, 1995, which was a regular meeting of said City Council; and that of said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote: VOTING "AYE" Councilmen Adamson, Hawkins Jr., Brass, Callister VOTING "NAY" NONE VOTING "ABSTAIN" NONE DID NOT VOTE: Mayor Jones

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 22, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

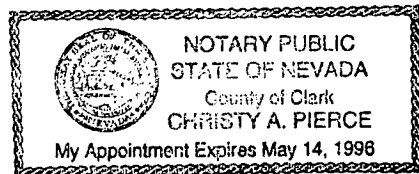
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of APRIL 22, 1995 to APRIL 22, 1995, on the following days:

APRIL 22, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 24 day of April, 19 95

Christy A. Pierce
Notary Public



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CITY CLERK

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BILL NO. 95-11

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AN ORDINANCE RELATING TO THE TEMPORARY SECURING OF BUILDINGS; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO INCLUDE A NEW CHAPTER DESIGNATED AS CHAPTER 31 AND TITLED "TEMPORARY SECURING OF BUILDINGS"; ADDING DEFINITIONS; ESTABLISHING A PERMIT PROCESS AND FEES FOR THE BOARDING OF VACANT BUILDINGS; ESTABLISHING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Councilman Frank Hawkins
SUMMARY: Prohibits the boarding of a vacant building without a permit and establishes fees and penalties.
At a City Council meeting
MARCH 15, 1995
BILL NO. 95-11 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE.
Councilman Hawkins Jr. and Brass
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: March 31, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

That she/he is a 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 of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of MARCH 31, 1995 to MARCH 31, 1995, on the following days:

MARCH 31, 1995

Signed: *Barbara Carr*

Subscribed and sworn to before me this 31st day of March, 19 95

Linda M. Gough
Notary Public



LINDA M. GOUGH
Notary Public - Nevada
Clark County
My appt. exp. May 14, 1996

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BILL NO. 95-11
ORDINANCE NO. 3882

AN ORDINANCE RELATING TO THE TEMPORARY SECURING OF BUILDINGS; AMENDING TITLE 14 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO INCLUDE A NEW CHAPTER DESIGNATED AS CHAPTER 31 AND TITLED "TEMPORARY SECURING OF BUILDINGS"; ADDING DEFINITIONS; ESTABLISHING A PERMIT PROCESS AND FEES FOR THE BOARDING OF VACANT BUILDINGS; ESTABLISHING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Councilman Frank Hawkins
SUMMARY: Prohibits the boarding of a vacant building without a permit and establishes fees and penalties. The above and foregoing ordinance was first proposed and read by title to the City Council on the 13th day of March, 1995, and referred to the following committee composed of Councilmen Hawkins Jr. and Brass for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of April, 1995, 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 first introduced and adopted by the following vote: VOTING "AYE" Councilmen Adamesen, Hawkins Jr., Brass, Callister VOTING "NAY" NONE VOTING "ABSTAIN" NONE DID NOT VOTE: Mayor Jones COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA. PUB: April 22, 1995 Las Vegas Review-Journal

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COUNTY OF CLARK) SS:

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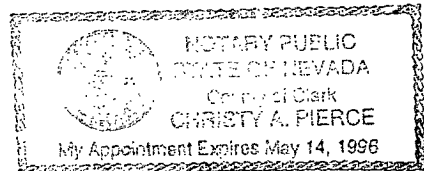
APRIL 22, 1995

Signed:

Barbara Carr

Subscribed and sworn to before me this 24 day of April, 19 95

Christy A. Pierce
Notary Public



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BILL NO. 95-11

HERE

AN ORDINANCE RELATING TO THE TEMPORARY SECURING OF BUILDINGS; AMENDING TITLE 18 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION; TO INCLUDE A NEW CHAPTER DESIGNATED AS CHAPTER 31 AND TITLED "TEMPORARY SECURING OF BUILDINGS"; ADDING DEFINITIONS; ESTABLISHING A PERMIT PROCESS AND FEES FOR THE BOARDING OF VACANT BUILDINGS; ESTABLISHING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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BILL NO. 95-11 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
Councilman Hawkins Jr. and Brass
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PUB: March 31, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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Signed: Barbara Carr

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Notary Public



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Clark County
My appt. exp. May 14, 1996



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