

BILL NO. 91-17

ORDINANCE No. 3570.

AN ORDINANCE RELATING TO THE DEVELOPMENT OF LAND; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO ADD A NEW CHAPTER TO AUTHORIZE THE CITY COUNCIL TO ENTER INTO DEVELOPMENT AGREEMENTS PURSUANT TO NRS 278.0201 TO 278.0207, INCLUSIVE; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored By: Mayor Lurie Summary: Authorizes the City Council to enter into development agreements pursuant to State law.

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

SECTION 1: Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, consisting of the provisions that are set forth as Sections 2 to 6, inclusive, of this Ordinance.

SECTION 2: Pursuant to the provisions of NRS 278.0201 to 278.0207, inclusive, the City Council may enter into development agreements to regulate the development of land within the City. Such agreements and the procedures applicable thereto shall be governed by and must conform to NRS 278.0201 to 278.0207, inclusive, and the provisions of this Chapter.

SECTION 3: Before the City Council enters into a development agreement pursuant to this Chapter, the agreement shall be reviewed by the Planning Commission for consistency with the City's Master Plan.

SECTION 4: The minimum size of a parcel of land that may be made the subject of a development agreement is two hundred fifty acres.

SECTION 5: Subject to review and input from other City departments, the City's Department of Community Planning and Development shall be responsible for applying, administering and enforcing the provisions of this Chapter, including the negotiation and enforcement of development agreements.

1 SECTION 6: Except as otherwise provided in NRS
2 278.0201 to 278.0207, inclusive, or in a development agreement
3 entered into pursuant to this Chapter, all the procedures and
4 requirements of Title 19 of this Code shall apply to the develop-
5 ment of property that is the subject of such a development
6 agreement.

7 SECTION 7: If any section, subsection, subdivision,
8 paragraph, sentence, clause or phrase in this ordinance or any
9 part thereof, is for any reason held to be unconstitutional or
10 invalid or ineffective by any court of competent jurisdiction,
11 such decision shall not affect the validity or effectiveness of
12 the remaining portions of this ordinance or any part thereof.
13 The City Council of the City of Las Vegas, Nevada, hereby
14 declares that it would have passed each section, subsection, sub-
15 division, paragraph, sentence, clause or phrase thereof irrespec-
16 tive of the fact that any one or more sections, subsections, sub-
17 divisions, paragraphs, sentences, clauses or phrases be declared
18 unconstitutional, invalid or ineffective.

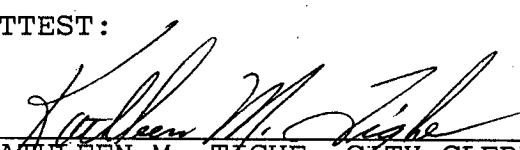
19 SECTION 8: All ordinances or parts of ordinances,
20 sections, subsections, phrases, sentences, clauses or paragraphs
21 contained in the Municipal Code of the City of Las Vegas, Nevada,
22 1983 Edition, in conflict herewith are hereby repealed.

23 PASSED, ADOPTED AND APPROVED this 1st day of May,
24 1991.

25 APPROVED:

26
27 By 
28 RON LURIE, MAYOR *OK 5-23-91 RLL*

29 ATTEST:

30 
31 KATHLEEN M. TIGHE, CITY CLERK
32

1 The above and foregoing ordinance was first proposed and
2 read by title to the City Council on the 3rd day of April,
3 1991, and referred to the following committee composed of
4 Mayor Lurie and Councilman Miller
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 1st day of May, 1991,
7 which was a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:
11 VOTING "AYE": Councilmen Adamsen, Higginson, Miller, Nolen and Mayor Lurie
12 VOTING "NAY": NONE
13 ABSENT: NONE

14
15 APPROVED:

16
17 By 
18 RON LURIE, MAYOR
 OK 5-3-91 RLU

18 ATTEST:
19 
20 KATHLEEN M. TIGHE, CITY CLERK

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MAY 24 11 06 AM '91

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CITY CLERK

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BILL NO. 91-17
Ordinance No. 3570

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SPONSORED BY:
Mayor Lurie

SUMMARY: Authorizes the City Council to enter into development agreements pursuant to State law. The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of April, 1991, and referred to the following committee composed of Mayor Lurie and Councilman Miller for recommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of May, 1991, 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: Adamson, Higginson, Miller, Nalen and Mayor Lurie.
VOTING "NAY" Councilmen: NONE.
ABSENT: NONE.

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: May 4, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

CHRISTY A. FERGUSON, 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 MAY 4, 1991 to MAY 4, 1991, on the following days:

MAY 4, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

21st day of May, 1991

Maria C. Therien

Notary Public

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires May 11, 1994

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MAY 13 10 16 AM '91

AFFIDAVIT OF PUBLICATION

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Ordinance No. 3570

AN ORDINANCE RELATING TO THE DEVELOPMENT OF LAND; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO ADD A NEW CHAPTER TO AUTHORIZE THE CITY COUNCIL TO ENTER INTO DEVELOPMENT AGREEMENTS PURSUANT TO NRS 278.0201 TO 278.0207, INCLUSIVE; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:

Mayor Lurie
SUMMARY: Authorizes the City Council to enter into development agreements pursuant to State law. The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of April, 1991, and referred to the following committee composed of Mayor Lurie and Councilman Miller for recommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of May, 1991, 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: Adamson, Higginson, Miller, Nalen and Mayor Lurie.
VOTING "NAY" Councilmen: NONE.
ABSENT: NONE.
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: May 4, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

CHRISTY A. FERGUSON, 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 MAY 4, 1991 to MAY 4, 1991, on the following days:

MAY 4, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

6th day of May, 1991

Maria C. Therien
Notary Public

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires May 11, 1994

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CITY CLERK

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BILL NO. 91-17
AN ORDINANCE RELATING TO
THE DEVELOPMENT OF LAND;
AMENDING TITLE 19, OF THE MU-
NICIPAL CODE OF THE CITY OF
LAS VEGAS, NEVADA 1983 EDITION,
TO ADD A NEW CHAPTER
TO AUTHORIZE THE CITY COUNCIL
TO ENTER INTO DEVELOP-
MENT AGREEMENTS PURSUANT
TO NRS 278.0201 TO 278.0207, IN-
CLUSIVE; PROVIDING FOR ALL
OTHER MATTERS PROPERLY RE-
LATING THERETO; AND REPEAL-
ING ALL ORDINANCES AND PARTS
OF ORDINANCES IN CONFLICT
HEREWITH.
SPONSORED BY: Mayor Lurie
SUMMARY: Authorizes the City
Council to enter into development
agreements pursuant to State Law.
At a City Council meeting
April 3, 1991
BILL NO. 91-17 WAS READ BY
TITLE AND REFERRED TO REC-
OMMENDING COMMITTEE: Mayor
Lurie, and Councilmen Miller.
COPIES OF THE COMPLETE ORDI-
NANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE OF-
FICE OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA;
PUB: April 18, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

CHRISTY A. FERGUSON, 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 circu-
lated 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 18, 1991
to APRIL 18, 1991, on the following
days:

APRIL 18, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

18th day of April, 1991

Maria C. Therien
Notary Public

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires May 11, 1994

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MAY 24 11 06 AM '91

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BILL NO. 91-17
Ordinance No. 3570

AN ORDINANCE RELATING TO THE DEVELOPMENT OF LAND; AMENDING TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO ADD A NEW CHAPTER TO AUTHORIZE THE CITY COUNCIL TO ENTER INTO DEVELOPMENT AGREEMENTS PURSUANT TO NRS 278.0201 TO 278.0207, INCLUSIVE; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Mayor Lurie

SUMMARY: Authorizes the City Council to enter into development agreements pursuant to State law. The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of April, 1991, and referred to the following committee composed of Mayor Lurie and Councilman Miller for recommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of May, 1991, 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: Adamson, Hoggins, Miller, Nolan and Mayor Lurie.

VOTING "NAY" Councilmen: NONE.

ABSENT: NONE.

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: May 4, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

CHRISTY A. FERGUSON

, 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 MAY 4, 1991 to MAY 4, 1991, on the following days:

MAY 4, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

21st day of May, 1991

Maria C. Shereen

Notary Public



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MAY 13 10 16 AM '91

AFFIDAVIT OF PUBLICATION

CITY CLERK

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BILL NO. 51-17
Ordinance No. 3570
AN ORDINANCE RELATING TO
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AMENDING TITLE 19 OF THE MU-
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LAS VEGAS, NEVADA, 1983 EDITION, TO ADD A NEW CHAPTER
TO AUTHORIZE THE CITY COUN-
CIL TO ENTER INTO DEVELOP-
MENT AGREEMENTS PURSUANT
TO NRS 278.020 TO 278.027, IN-
CLUSIVE PROVIDING FOR OTHER
MATTERS PROPERLY RELATING
THEREIN AND REPEALING ALL
ORDINANCES AND PARTS OF OR-
DINANCES IN CONFLICT HERE-
WITH.
SPONSORED BY:
Mayor Lorie
SUMMARY: Authorizes the City
Council to enter into development
agreements pursuant to State law.
The above and foregoing ordinance
was first proposed and read by title
to the City Council on the 3rd day of
April, 1991, and referred to the
following committee composed of
Mayor Lorie and Councilman Miller
for recommendation; thereafter the
said committee reported favorably
on said ordinance on the 3rd day of
May, 1991, at which time the
meeting of said Council that at said
regular meeting the proposed ordi-
nance was read by title to the City
Council as first introduced and
adopted by the following vote:
VOTING "AYE": Councilmen Adam-
son, Hippman, Miller, Nolan and
Mayor Lorie.
VOTING "NAY": Councilman NONE.
ABSENT: NONE.
COPIES OF THE COMPLETE ORDI-
NANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE OF-
FICE OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 801 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: May 4, 1991
Las Vegas Review-Journal

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VEGAS SUN for a period of ONE insertions
from the period of MAY 4, 1991
to MAY 4, 1991, on the following
days:

MAY 4, 1991

Signed:

Subscribed and sworn to before me this

10th day of May, 1991

Maria P. Sherin

Notary Public



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AFFIDAVIT OF PUBLICATION

CITY CLERK

APR 23 11 05 AM '91

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STATE OF NEVADA)
COUNTY OF CLARK)

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FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: April 18, 1991
Las Vegas Review-Journal

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

18th day of April, 1991

Maria C. Therien

Notary Public

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY

(My Appointment Expires May 11, 1994)

