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SECOND AMENDMENT

BILL NO. 90-39

ORDINANCE NO. 3557

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF LANDMARKS, HISTORIC SITES AND HISTORIC DISTRICTS; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Ron Lurie

Summary: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City for buildings, structures and places of historical and architectural significance.

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 that is set forth in Sections 2 to 9, inclusive, of this Ordinance.

SECTION 2: The City Council of the City of Las Vegas finds and declares that the spirit and direction of the City of Las Vegas are founded upon and reflected in its historical past, and that the historic and cultural foundations of the City should be preserved as a living part of its community life and development in order to give a sense of identity and orientation to the people of Las Vegas.

SECTION 3: The purpose of this ordinance is to promote the public health, safety and welfare, to safeguard the

1 heritage of the City of Las Vegas by preserving buildings, struc-
2 tures, places, sites and districts which reflect elements of its
3 cultural, social, economic, political or architectural history,
4 to stabilize neighborhoods and improve property values to foster
5 civic beauty, to strengthen the local economy by promoting
6 tourist interest in buildings, structures, places, sites and
7 districts of cultural and architectural significance and
8 increasing the economic benefits associated therewith, and to
9 promote the preservation of historic and architectural resources
10 for the education, welfare and pleasure of the residents of the
11 City.

12 SECTION 4: The following words and terms have the
13 meanings indicated unless the contrary intent is clearly indi-
14 cated by the context:

15 (A) "Code" means the Municipal Code of the City of Las
16 Vegas, Nevada, 1983 Edition. It is not the intention of
17 this Chapter to supersede any building, zoning or other
18 provision of the Code and any requirements prescribed
19 herein are in addition to any other requirements of the
20 Code.

21 (B) "Commission" means the Historic Preservation Commission
22 of the City of Las Vegas created pursuant to the provi-
23 sions of this Chapter.

24 (C) "Director" means the Director of the Department of Com-
25 munity Planning and Development of the City of Las
26 Vegas.

27 (D) "Historic district" means any geographically defined
28 area in the City which:

29 (1) Contains improvements which:

30 (a) Are worthy of protection for aesthetic
31 interest or value, educational potential and
32 historical or cultural significance; and

- 1 (b) Have a general character or appearance,
2 through prevailing architecture, landscaping
3 and other cultural development, of a period
4 more than 50 years ago in the City's history;
5 and
- 6 (c) Cause such area by reason of such factors to
7 constitute a fairly distinct section of the
8 City.
- 9 (2) Has been designated a Historic District pursuant to
10 the provisions of this Chapter.
- 11 (E) "Historic site" means a garden, grounds or other site
12 that is of exceptional significance to the community
13 because it is identifiable with persons or events signi-
14 ficant in local, state or national history.
- 15 (F) "Improvement" means any building, structure, landscaping,
16 place, work of art or other object constituting a physi-
17 cal betterment of real property, or any part of such
18 betterment.
- 19 (G) "Landmark" means an improvement which:
- 20 (1) Is in whole or in basic part at least fifty (50)
21 years old or is otherwise of exceptional signifi-
22 cance to the community; and
- 23 (2) Is not unsound, dangerous, nor defective to
24 the extent that the life, health, property, or
25 safety of the public or its occupants are
26 endangered as provided for in Section 302 of the
27 Uniform Code for the Abatement of Dangerous
28 Buildings; and
- 29 (3) Has any of the following characteristics or a com-
30 bination thereof:
- 31 (a) Exemplifies or reflects special elements of
32 the City's cultural, social, economic, politi-

- 1 cal, aesthetic, engineering or architectural
2 past;
- 3 (b) Embodies the distinguishing characteristics of
4 a style, period, method of construction or
5 development in the City or serves as a
6 valuable example of indigenous materials or
7 craftsmanship;
- 8 (c) Represents the notable work of a master
9 builder, designer or architect;
- 10 (d) Represents a rare building type, style, design
11 or indigenous building form; or
- 12 (e) Is identifiable with persons or events signi-
13 ficant in local, state or national history;
14 and
- 15 (4) Has been designated as a landmark pursuant to the
16 provisions of this Chapter.
- 17 (H) "Landmark site" means any parcel or part thereof on
18 which is situated a landmark and any abutting parcel or
19 part thereof used as and constituting part of the premi-
20 ses on which the landmark is situated.
- 21 SECTION 5: There is hereby created a body to be
22 known as the Historic Preservation Commission of the City of Las
23 Vegas which shall consist of eleven (11) members who shall be
24 appointed by the City Council.
- 25 (A) Each of the members of the Commission shall serve a term
26 of four (4) years, except three (3) members of the ini-
27 tial Commission shall serve a term of two (2) years so
28 that the terms of the membership shall be staggered.
- 29 (B) Whenever there is a vacancy on the Commission or the
30 term of a member expires, his or her successor shall
31 have the necessary qualifications so that the com-
32 position of the Commission as required by this Section

1 is maintained. Any person appointed to fill a vacancy
2 shall serve until the end of the unexpired term of his
3 predecessor.

4 (C) No member may serve more than two (2) consecutive terms,
5 including the unexpired portion of any term to which he
6 or she is appointed to fill a vacancy.

7 (D) Members shall serve without compensation.

8 (E) Members may be removed by the City Council, upon recom-
9 mendation of the Commission or at the City Council's
10 pleasure, including for frequent unexcused absences.

11 SECTION 6: The members of the Historic Preservation
12 Commission shall have the following qualifications:

13 (A) One (1) member shall be experienced in architecture or
14 urban design (such as an architect, urban designer,
15 planner, landscape architect, art historian or histori-
16 cal architect).

17 (B) One (1) member shall have expertise in building
18 construction (such as a building contractor or struc-
19 tural engineer).

20 (C) One (1) member shall be experienced in the real estate
21 profession (such as a real estate developer, appraiser
22 or broker).

23 (D) Two (2) members shall be representatives from recognized
24 local historic preservation associations or interest
25 groups.

26 (E) One (1) member shall be experienced in Nevada history
27 (such as an historian, archeologist or anthropologist).

28 (F) Three (3) members shall be citizens at-large, except
29 when an area or areas have been designated as "historic
30 districts" pursuant to the terms of this Chapter, one
31 (1) of the citizen-at-large positions shall be held for
32 each such "historic district" by a person who owns pro-

1 perty and resides in the historic district. Should more
2 than three (3) historic districts be designated pursuant
3 to this Chapter, the City Council shall determine which
4 three of the historic districts are to be represented on
5 the Commission.

6 (G) The Director of the Department of Community Planning and
7 Development, and the Director of the Department of Eco-
8 nomic and Urban Development (or their designees) shall
9 serve as ex-officio members of the Commission, having no
10 vote.

11 (H) Each member of the Commission shall have a demonstrated
12 knowledge and interest in the history of the City of Las
13 Vegas and in design, architecture, real estate transac-
14 tions and other matters relevant to judging the value,
15 both economic and cultural, of historic preservation
16 activities.

17 SECTION 7: (A) The Commission shall select from its
18 membership a chairman and such other officers it deems useful and
19 shall adopt by-laws and rules of procedure for the conduct of its
20 meetings and other business.

21 (B) The Department of Community Planning and Development
22 shall provide administrative and clerical support for the Com-
23 mission and the Director or his designee shall serve as secretary
24 of the Commission.

25 (C) Meetings shall be held as set forth in the by-laws and
26 as necessitated by the Commission's volume of business. If no
27 regular meeting is scheduled within forty (40) days after the
28 chairman has been informed by the secretary that business exists
29 requiring action by the Commission, a special meeting must be
30 called by the chairman and held within said forty (40) day
31 period.

32 (D) The Commission shall maintain written minutes and

1 records of all proceedings sufficient to inform the Board and the
2 public of its deliberations, findings, determinations and recom-
3 mendations, and shall make such reports of its business as the
4 City Council may from time to time request. All meetings shall
5 be conducted in compliance with the Open Meeting Law, Chapter 241
6 of the NRS.

7 SECTION 8: It shall be the responsibility of the
8 Commission to develop, coordinate and implement programs for the
9 preservation of buildings, structures, places, sites and
10 districts of historic and archeological significance. To
11 accomplish this goal, the Commission shall:

12 (A) Recommend to the City Council certain improvements and
13 sites in the City for designation as landmarks or
14 historic sites and recommend certain areas in the City
15 for designation as historic districts as provided for in
16 this Chapter.

17 (B) Review and recommend to the City Council appropriate
18 action regarding applications before the Council to
19 construct, reconstruct, remodel, alter, paint, add to,
20 repair or renovate, any improvement designated as a
21 landmark or located in an area designated as an historic
22 district or historic site.

23 (C) Review demolition permits requested by property owners
24 for structures within an historic district. Such review
25 process shall be used to encourage the property owner to
26 pursue preservation alternatives. However, no such
27 review process shall require a delay of more than sixty
28 (60) days in the issuance of a demolition permit.

29 (D) Promote and support nominations of improvements and
30 sites eligible for listing on the National Register of
31 Historic Places, the National Historic Landmark's
32 Program, the Historic American Buildings Survey, the

1 Statewide Comprehensive Survey and Inventory and other
2 Federal, State or local programs for the identification
3 of historic resources.

4 (E) Conduct a detailed survey of all sites in the City of
5 archeological or historic significance.

6 (F) Work with the Planning Commission and the Department of
7 Community Planning and Development to formulate a
8 historic preservation element for the City's General
9 Plan.

10 (G) Recommend to the City Council changes in the zoning and
11 building laws and other local ordinances that will
12 enhance the purposes of this Chapter.

13 (H) Recommend to the City Council public informational and
14 educational programs to increase public awareness of the
15 value of historic and archeological preservation in the
16 City.

17 (I) Recommend to the City Council the purchase of essential
18 improvements where private preservation is not feasible.

19 (J) Cooperate with recognized historic preservation organi-
20 zations and interest groups in designating improvements,
21 sites or areas for historical markers and plaques.

22 (K) Assist and advise other governmental agencies and enti-
23 ties, educational institutions, public interest groups
24 and private preservation groups regarding the preser-
25 vation of historic properties in Las Vegas.

26 (L) Recommend to the City Council for adoption design guide-
27 lines for improvements to structures located in historic
28 districts, in order that such guidelines can be dissemi-
29 nated to the public to encourage preservation of neigh-
30 borhood character. Where applicable, the guidelines
31 should reflect the standards found in the most current
32 edition of the "Standards of Historical Preservation

1 Projects," published by the U.S. Department of the
2 Interior.

3 SECTION 9: (A) All landmarks, historic sites and
4 historic districts shall be designated by resolution of the City
5 Council upon recommendation of the Commission. Both the City
6 Council and the Commission shall hold public hearings before any
7 landmark, historic site or historic district is designated or
8 recommended for designation. Notice of said public hearing shall
9 be published at least once a week for three successive weeks in a
10 newspaper of general circulation in the City with the last publi-
11 cation being not less than five (5) days before the date of the
12 hearing. Written notice of the public hearing shall be sent by
13 first class mail to the owners, as shown by the records of the
14 Clark County Assessor's Office, of all properties proposed for
15 designation as landmarks or historic sites and all properties
16 located in an area proposed as a historic district.

17 (B) All historic districts shall be identified upon the land
18 use maps of the City of Las Vegas with a superimposed symbol "H,"
19 and the location of each landmark site and historic site shall be
20 listed on an addendum to said maps. No designation of a land-
21 mark, historic site or historic district shall modify the
22 underlying zoning designation or the uses permitted therein.

23 (C) Any designation of a landmark, historic site or historic
24 district may be modified after notice, publication and hearing as
25 provided above.

26 SECTION 10: If any section, subsection, subdivision,
27 paragraph, sentence, clause or phrase in this ordinance or any
28 part thereof, is for any reason held to be unconstitutional or
29 invalid or ineffective by any court of competent jurisdiction,
30 such decision shall not affect the validity or effectiveness of
31 the remaining portions of this ordinance or any part thereof.
32 The City Council of the City of Las Vegas, Nevada, hereby

1 declares that it would have passed each section, subsection, sub-
2 division, paragraph, sentence, clause or phrase thereof irrespec-
3 tive of the fact that any one or more sections, subsections, sub-
4 divisions, paragraphs, sentences, clauses or phrases be declared
5 unconstitutional, invalid or ineffective.

6 SECTION 11: All ordinances or parts of ordinances,
7 sections, subsections, phrases, sentences, clauses or paragraphs
8 contained in the Municipal Code of the City of Las Vegas, Nevada,
9 1983 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED AND APPROVED this 20th day of February,
11 1991.

12 APPROVED:

13 By 
14 RON LURIE, MAYOR OK 2-22-91 RAW

15 ATTEST:

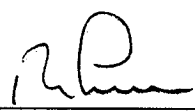
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17 KATHLEEN M. TIGHE, CITY CLERK

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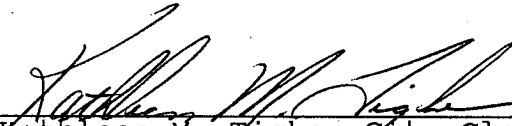
The above and foregoing ordinance was first proposed
and read by title to the City Council on the 6th day of June
1990, and referred to the following committee composed of
Mayor Lurie and
Councilman Adamsen for recommendation; thereafter the
said committee reported favorably on said ordinance on the 20th
day of February, 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 amended and
adopted by the following vote:

VOTING "AYE" : Councilmen Adamsen, Higginson, Miller, Nolen and Mayor Lurie
VOTING "NAY" : NONE
ABSENT: NONE

APPROVED:

By 
RON LURIE, MAYOR OK 2-22-91 RAW

ATTEST:


Kathleen M. Tighe, City Clerk

SEE SECOND AMENDMENT

FIRST AMENDMENT

BILL NO. 90-39

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF IMPROVEMENTS AS LANDMARKS AND FOR INCLUSION IN HISTORIC DISTRICTS, AND REQUIRING THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS OR CERTIFICATES OF HARDSHIP BEFORE AN IMPROVEMENT ON A LANDMARK SITE OR IN A HISTORIC DISTRICT MAY BE CONSTRUCTED, RECONSTRUCTED, ALTERED, REPAIRED, DEMOLISHED OR REMOVED; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Ron Lurie

Summary: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City and issue certificates of appropriateness for alterations to buildings, structures and places of historical and architectural significance.

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 that is set forth in Sections 2 to 21, inclusive, of this Ordinance.

SECTION 2: The City Council of the City of Las Vegas finds and declares that the spirit and direction of the City of Las Vegas are founded upon and reflected in its historical past, and that the historic and cultural foundations of the City should be preserved as a living part of its community life and development in order to give a sense of identity and orientation to the

1 people of Las Vegas.

2 SECTION 3: The purpose of this ordinance is to pro-
3 mote the public health, safety and welfare, to safeguard the
4 heritage of the City of Las Vegas by preserving buildings, struc-
5 tures, places, sites and districts which reflect elements of its
6 cultural, social, economic, political or architectural history,
7 to stabilize neighborhoods and improve property values to foster
8 civic beauty, to strengthen the local economy by promoting
9 tourist interest in buildings, structures, places, sites and
10 districts of cultural and architectural significance and
11 increasing the economic benefits associated therewith, and to
12 promote the preservation of historic and architectural resources
13 for the education, welfare and pleasure of the residents of the
14 City.

15 SECTION 4: The following words and terms have the
16 meanings indicated unless the contrary intent is clearly indi-
17 cated by the context:

- 18 (A) "Code" means the Municipal Code of the City of Las
19 Vegas, Nevada, 1983 Edition. It is not the intention of
20 this Chapter to supersede any building, zoning or other
21 provision of the Code and any requirements prescribed
22 herein are in addition to any other requirements of the
23 Code.
- 24 (B) "Commission" means the Historic Preservation Commission
25 of the City of Las Vegas created pursuant to the provi-
26 sions of this Chapter.
- 27 (C) "Director" means the Director of the Department of Com-
28 munity Planning and Development and Economic and Urban
29 Development of the City of Las Vegas.
- 30 (D) "Exterior architectural feature" means the architectural
31 style, design, general arrangement and components of all
32 of the outer surfaces of an improvement, as distin-

1 guished from the interior surfaces enclosed by said
2 exterior surfaces, including, but not limited to, the
3 kind, color and texture of the building material and the
4 type and style of all windows, doors, lights, signs and
5 other fixtures appurtenant to such improvement.

6 (E) "Historic district" means any geographically defined
7 area in the City which:

8 (1) Contains improvements which:

9 (a) Are worthy of protection for aesthetic
10 interest or value, educational potential and
11 historical or cultural significance; and

12 (b) Have a general character or appearance,
13 through prevailing architecture, landscaping
14 and other cultural development, of a period
15 more than 50 years ago in the City's history;
16 and

17 (c) Cause such area by reason of such factors to
18 constitute a fairly distinct section of the
19 City.

20 (2) Has been designated a Historic District pursuant to
21 the provisions of this Chapter.

22 (F) "Improvement" means any building, structure, landscaping,
23 place, work of art or other object constituting a physi-
24 cal betterment of real property, or any part of such
25 betterment.

26 (G) "Landmark" means an improvement which:

27 (1) Is fifty (50) years old or over or any basic part
28 of which is fifty (50) years old or over; and

29 (2) Is not unsound, dangerous, nor if defects exist to
30 the extent that the life, health, property, or
31 safety of the public or its occupants are
32 endangered as provided for in Section 302 of the

Uniform Code for the Abatement of Dangerous
Buildings; and

(3) Has any of the following characteristics or a combination thereof:

(a) Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural past;

(b) Embodies the distinguishing characteristics of a style, period, method of construction or development in the City or serves as a valuable example of indigenous materials or craftsmanship;

(c) Represents the notable work of a master builder, designer or architect;

(d) Represents a rare building type, style, design or indigenous building form; or

(e) Is identifiable with persons or events significant in local, state or national history; and

(4) Has been designated as a landmark pursuant to the provisions of this Chapter.

(H) "Landmark site" means any parcel or part thereof on which is situated a landmark and any abutting parcel or part thereof used as and constituting part of the premises on which the landmark is situated.

(I) "Permit" means any building permit, zoning, rezoning, variance, use permit or any other kind of land-use permit or approval granted by the Department of Building and Safety, the Department of Public Works, the Department of Community Planning and Development, the Planning Commission, the Board of Zoning Adjustment, the City

1 Council or any other Department, Board or Commission of
2 City government.

3 SECTION 5: There is hereby created a body to be
4 known as the Historic Preservation Commission of the City of Las
5 Vegas which shall consist of eleven (11) members who are resi-
6 dents of the City and who shall be appointed by the City
7 Council.

8 (A) Each of the members of the Commission shall serve a term
9 of four (4) years, except three (3) members of the ini-
10 tial City Council shall serve a term of two (2) years so
11 that the terms of the membership shall be staggered.

12 (B) Whenever there is a vacancy on the City Council or the
13 term of a member expires, his or her successor shall
14 have the necessary qualifications so that the com-
15 position of the Commission as required by this Section
16 is maintained. Any person appointed to fill a vacancy
17 shall serve until the end of the unexpired term of his
18 predecessor.

19 (C) No member may serve more than two (2) consecutive terms,
20 including the unexpired portion of any term to which he
21 or she is appointed to fill a vacancy.

22 (D) Members shall serve without compensation.

23 (E) Members may be removed by the City Council, upon recom-
24 mendation of the Commission or at the City Council's
25 pleasure, including frequent unexcused absences.

26 SECTION 6: The members of the Historic Preservation
27 Commission shall have the following qualifications.

28 (A) All members must reside in the City of Las Vegas.

29 (B) One (1) member shall be a registered architect or
30 registered residential designer under NRS Chapter 623.

31 (C) One (1) member shall be a licensed building contractor
32 under NRS Chapter 624.

- 1 (D) One (1) member shall be a licensed real estate broker
2 under NRS Chapter 645.
- 3 (E) One (1) member, but not more than two (2), shall be mem-
4 bers of the Preservation Association of Clark County.
- 5 (F) One (1) member shall be a trained archeologist.
- 6 (G) When an area has been designated as a "historical
7 district" pursuant to the terms of this Chapter, two (2)
8 persons who own property and reside within the district
9 and two (2) persons who own property and reside outside
10 the district shall be included in the membership of the
11 Commission.
- 12 (H) The Directors of the City departments of Community
13 Planning and Economic and Urban Development (or their
14 designees) shall serve as ex-officio members of the
15 Historic Preservation Commission, having no vote.
- 16 (I) Each member of the Commission shall have a demonstrated
17 knowledge and interest in the history of the City of Las
18 Vegas and in design, architecture, real estate transac-
19 tions and other matters relevant to judging the value,
20 both economic and cultural, of historic preservation
21 activities.

22 SECTION 7: (A) The Commission shall select from its
23 membership a chairman and such other officers it deems useful and
24 shall adopt by-laws and rules of procedure for the conduct of its
25 meetings and other business.

26 (B) The Department of Community Planning and Development
27 shall provide administrative and clerical support for the Com-
28 mission and the Director of the Department of Community Planning
29 and Development or his designee shall serve as secretary of the
30 Commission.

31 (C) Meetings shall be held as set forth in the by-laws and
32 as necessitated by the Commission's volume of business. If no

1 regular meeting is scheduled within forty (40) days after the
2 chairman has been informed by the secretary that business exists
3 requiring action by the Commission, a special meeting must be
4 called by the chairman and held within said forty (40) day
5 period.

6 (D) The Commission shall maintain written minutes and
7 records of all proceedings sufficient to inform the Board and the
8 public of its deliberations, findings, determinations and recom-
9 mendations, and shall make such reports of its business as the
10 City Council may from time to time request. All meetings shall
11 be conducted in compliance with the Open Meeting Law, Chapter 241
12 of the NRS.

13 SECTION 8: It shall be the responsibility of the
14 Commission to develop, coordinate and implement programs for the
15 preservation of buildings, structures, places, sites and
16 districts of historic and archeological significance. To
17 accomplish this goal, the Commission shall:

18 (A) Recommend to the City Council certain improvements in
19 the City for designation as landmarks and recommend cer-
20 tain areas in the City for designation as historic
21 districts as provided for in this Chapter.

22 (B) Review and grant or deny certificates of appropriateness
23 regarding applications to construct, reconstruct, remo-
24 del, alter, paint, add to, repair, renovate, remove or
25 demolish any improvement designated as a landmark or
26 located in an area designated as an historic district.

27 (C) Promote and support nominations of improvements and
28 sites eligible for listing on the National Register of
29 Historic Places, the National Historic Landmark's
30 Program, the Historic American Buildings Survey, the
31 Statewide Comprehensive Survey and Inventory and other
32 Federal or State programs for the identification of

- 1 historic resources.
- 2 (D) Conduct a detailed survey of all sites in the City of
- 3 archeological significance.
- 4 (E) Work with the Planning Commission to formulate a
- 5 historic preservation element for the City's General
- 6 Plan.
- 7 (F) Recommend to the City Council changes in the zoning and
- 8 building laws and other local ordinances that will
- 9 enhance the purposes of this Chapter.
- 10 (G) Recommend to the City Council public informational and
- 11 educational programs to increase public awareness of the
- 12 value of historic and archeological preservation in the
- 13 City.
- 14 (H) Recommend to the City Council the purchase of essential
- 15 improvements where private preservation is not feasible.
- 16 (I) Cooperate with the Preservation Association of Clark
- 17 County in designating improvements, sites or areas for
- 18 historical markers and plaques.
- 19 (J) Assist and advise other governmental agencies and enti-
- 20 ties, educational institutions, public interest groups
- 21 and private preservation groups regarding the preser-
- 22 vation of historic properties in Las Vegas.
- 23 SECTION 9: (A) All landmarks and historic districts
- 24 shall be designated by resolution of the City Council upon recom-
- 25 mendation of the Commission. Both the City Council and the Com-
- 26 mission shall hold public hearings before any landmark or
- 27 historic district is designated or recommended for designation.
- 28 Notice of said public hearing shall be published at least once a
- 29 week for three successive weeks in a newspaper of general cir-
- 30 culation in the City with the last publication being not less
- 31 than five (5) days before the date of the hearing. Written
- 32 notice of the public hearing shall be sent by first class mail to

1 the owners, as shown by the records of the Clark County
2 Assessor's Office, of all properties proposed for designation as
3 landmarks and all properties located in an area proposed as a
4 historic district.

5 (B) All historic districts shall be identified upon the land
6 use maps of the City of Las Vegas with a superimposed symbol "H,"
7 and the location of each landmark site shall be listed on an
8 addendum to said maps. No landmark or historic district designa-
9 tion shall modify the underlying zoning designation or the uses
10 permitted therein.

11 (C) Any landmark or historic district designation may be
12 modified after notice, publication and hearing as provided above.

13 SECTION 10: No permit authorizing the construction,
14 reconstruction, alteration, renovation, remodeling, modification,
15 repair, addition to, painting, demolition or removal of an
16 exterior architectural feature of an improvement on a landmark
17 site or in a historic district shall be granted by an official,
18 department, agency, board or commission of City government until
19 a certificate of appropriateness has been obtained from the Com-
20 mission. A certificate of appropriateness shall not be required
21 for any interior changes to an improvement on a landmark site or
22 in a historic district as long as no exterior architectural
23 feature thereof is affected.

24 SECTION 11: Any person who desires to obtain a cer-
25 tificate of appropriateness from the Commission shall file an
26 application with the Director of the Department of Community
27 Planning and Development or his designee in such form as the
28 Director shall prescribe, together with such plans, photographs,
29 elevations, specifications, material and other information,
30 including in the case of demolition or removal a statement of the
31 proposed condition and appearance of the property thereafter, as
32 may be deemed reasonably necessary to enable the Director and the

1 Commission to determine the proposed appearance and condition of
2 the improvement and the overall scope and impact of the project.
3 An application fee of _____ dollars (\$) shall be paid
4 at the time of filing of the application to defray the cost of
5 publishing and mailing notices and performing administrative
6 review.

7 SECTION 12: (A) After an application for a cer-
8 tificate of appropriateness and the supporting information has
9 been filed, the Director and his staff shall review the same,
10 discuss the proposed work with the applicant and any interested
11 persons and formulate a staff position which will be presented to
12 the Commission at the meeting at which the application will be
13 considered. In formulating the staff position, the Director
14 shall consult with other Departments of the City potentially
15 affected by the work proposed in the application.

16 (B) A Notice containing the date of filing of the applica-
17 tion, the location of the improvement proposed for change, the
18 nature and scope of the work proposed, and the date, time and
19 place of the public hearing which will be conducted by the Com-
20 mission thereon shall be published in a newspaper of general cir-
21 culation in the City at least ten (10) days prior to the date of
22 the hearing. Additionally, the Director shall cause notices con-
23 taining the same information to be mailed by first class mail to
24 the owners of all property, as shown by the records of the Clark
25 County Assessor's Office, within 300 feet of the property for
26 which the certificate of appropriateness is requested.

27 (C) The hearing on the application shall be informal and not
28 governed by the rules of evidence and rules of judicial practice
29 and procedure. All relevant evidence shall be admitted and the
30 Commission shall endeavor to hear from all persons who wish to
31 introduce evidence in support of or in opposition to the applica-
32 tion. At the conclusion of the hearing, the Commission shall

1 approve or deny the certificate of appropriateness. The Com-
2 mission may in its discretion grant the certificate subject to
3 particular conditions, limitations and requirements. Any motion
4 to grant or deny a certificate shall state for the record the
5 reasons why the grant or denial of the certificate is necessary
6 to carry out the purposes of this Chapter.

7 (D) Within five (5) days following the decision of the Com-
8 mission, a letter setting forth said decision shall be mailed to
9 the applicant and his attorney or agent, if any, at the addresses
10 shown on the application filed with the Director. Said letter
11 shall constitute the official decision of the Commission. A copy
12 of said decision shall also be filed with the City Clerk.

13 SECTION 13: (A) The applicant or any other person
14 aggrieved by the decision of the Commission as to a certificate
15 of appropriateness may appeal said decision by filing a written
16 notice of appeal with the City Clerk within fourteen (14) days
17 after a copy of the decision has been filed with the City Clerk.
18 The filing of a notice of appeal shall stay the effective date of
19 the Commission's decision until the appeal is decided by the City
20 Council.

21 (B) The City Council shall conduct a public hearing on the
22 application, public notice of which shall be published and mailed
23 in the manner and to the persons set forth in Section 12(B).

24 (C) The appellate hearing before the City Council shall be
25 de novo review and the City Council may hear evidence that was
26 not considered by the Commission and grant or deny the cer-
27 tificate for reasons that are different than those cited by the
28 Commission. The City Council's decision shall state the reasons
29 why such decision is necessary to effectuate the purposes of this
30 Chapter. Within ten (10) days following the decision of the City
31 Council, the City Clerk shall mail a letter to the applicant and
32 his agent or attorney, if any, containing said decision and copy

1 thereof shall be sent to the Director for his records. Said
2 letter shall constitute the decision of the City Council.

3 SECTION 14: (A) In determining whether to issue a
4 certificate of appropriateness for the construction, reconstruc-
5 tion, alteration, removal or demolition of an improvement in a
6 historic district, the Commission or the City Council, as the
7 case may be, shall consider:

8 (1) The effect of the proposed work in creating, changing,
9 destroying or affecting the exterior architectural
10 features of the improvement upon which such work is to
11 be done;

12 (2) The relationship between the results of such work and
13 the exterior architectural features of other neighboring
14 improvements in the district.

15 (B) In determining such effects and relationship, the
16 following factors, among others, shall be considered: aesthe-
17 tics, historical and architectural values and significance,
18 architectural style, design, arrangement, texture, material and
19 color.

20 (C) No certificate shall be issued unless there is a finding
21 that the proposed work is consistent with the overall ambience,
22 atmosphere and distinctive character of the district created by
23 the majority of historic improvements therein, and that the cer-
24 tificate will promote the purposes of this Chapter.

25 SECTION 15: (A) In determining whether to issue a
26 certificate of appropriateness for the construction, reconstruc-
27 tion, alteration, removal or demolition of an improvement on a
28 landmark site, the Commission or City Council, as the case may
29 be, shall consider:

30 (1) The effects of the proposed work in creating, destroying
31 or affecting the exterior architectural features of the
32 improvement upon which such work is to be done;

1 (2) In the event the work is proposed for an improvement on
2 the site other than the landmark, the relationship bet-
3 ween such exterior architectural features, together with
4 such effects, and the exterior architectural features of
5 the landmark;

6 (3) In the event the work is proposed for the landmark, the
7 importance of the affected exterior architectural
8 features in causing the improvement to have special
9 character or special historic, cultural or aesthetic
10 interest or value.

11 (B) No certificate shall be issued unless there is a finding
12 that the proposed work will not have an adverse effect on the
13 protection, enhancement and perpetuation of the landmark, and
14 that the certificate will promote the purposes of this Chapter.

15 SECTION 16: In lieu of a certificate of appropriate-
16 ness, or after a certificate of appropriateness has been denied,
17 an applicant may apply to the Commission for a certificate of
18 hardship to demolish, remove or substantially alter an improve-
19 ment on a landmark site or in a historic district.

20 SECTION 17: The application for a certificate of
21 hardship shall contain such information as the Director shall
22 prescribe. The procedures for notification, publication,
23 hearing, decision and appeal with respect to a certificate of
24 hardship shall be precisely the same as the procedures with
25 respect to a certificate of appropriateness.

26 SECTION 18: The Commission, or the City Council on
27 appeal, shall not grant a certificate of hardship unless they
28 find that the demolition, removal or substantial alteration of
29 the improvement is necessary to prevent unreasonable economic
30 hardship to the owner. Unreasonable economic hardship means the
31 inability to earn a reasonable economic return based on its
32 current zoning use.

1 SECTION 19: (A) Every person owning or managing an
2 improvement on a landmark site or in a historic district shall
3 keep in good repair:

4 (1) All of the exterior portions of such improvement; and

5 (2) All interior portions thereof which, if not maintained,
6 may cause or tend to cause the exterior portions of such
7 improvement to deteriorate, decay or become damaged or
8 otherwise fall in a state of disrepair.

9 (B) The provisions of this Section shall be in addition to
10 all other provisions of law requiring any such improvement to be
11 kept in good repair.

12 SECTION 20: It is hereby declared to be a nuisance
13 for any person owning or managing an improvement on a landmark
14 site or in a historic district to maintain or allow such improve-
15 ment to be in a state of disrepair or deterioration, or be in a
16 substandard condition as defined in the Uniform Housing Code.
17 The City, or any other aggrieved person, may maintain a civil
18 suit in a court of competent jurisdiction, to abate such nuisance
19 and recover damages.

20 SECTION 21: It shall be unlawful for any person, as
21 owner, occupant, agent or manager, to construct, reconstruct,
22 alter, renovate, remodel, modify, repair, add to, paint, demolish
23 or remove an exterior architectural feature of an improvement on
24 a landmark site or in a historical district, or to allow or to
25 cause any person to do the same, without first obtaining a cer-
26 tificate of appropriateness or a certificate of hardship from the
27 Commission or the City Council.

28 SECTION 22: If any section, subsection, subdivision,
29 paragraph, sentence, clause or phrase in this ordinance or any
30 part thereof, is for any reason held to be unconstitutional or
31 invalid or ineffective by any court of competent jurisdiction,
32 such decision shall not affect the validity or effectiveness of

1 the remaining portions of this ordinance or any part thereof.
2 The City Council of the City of Las Vegas, Nevada, hereby
3 declares that it would have passed each section, subsection, sub-
4 division, paragraph, sentence, clause or phrase thereof irrespec-
5 tive of the fact that any one or more sections, subsections, sub-
6 divisions, paragraphs, sentences, clauses or phrases be declared
7 unconstitutional, invalid or ineffective.

8 SECTION 23: Whenever in this ordinance any act is prohi-
9 bited or is made or declared to be unlawful or an offense or a
10 misdemeanor, or whenever in this ordinance the doing of any act
11 is required or the failure to do any act is made or declared to
12 be unlawful or an offense or a misdemeanor, the doing of any such
13 prohibited act or the failure to do any such required act shall
14 constitute a misdemeanor and upon conviction thereof, shall be
15 punished by a fine of not more than \$1,000.00 or by imprisonment
16 for a term of not more than six months, or by any combination of
17 such fine and imprisonment. Any day of any violation of this
18 ordinance shall constitute a separate offense.

19 SECTION 24: 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 ____ day of _____,
24 1990.

25 APPROVED:

26
27 By _____
RON LURIE, MAYOR

28 ATTEST:

29
30 _____
KATHLEEN M. TIGHE, CITY CLERK
31
32

SEE FIRST AMENDMENT

BILL NO. 90-39

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF IMPROVEMENTS AS LANDMARKS AND FOR INCLUSION IN HISTORIC DISTRICTS, AND REQUIRING THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS OR CERTIFICATES OF HARDSHIP BEFORE AN IMPROVEMENT ON A LANDMARK SITE OR IN A HISTORIC DISTRICT MAY BE CONSTRUCTED, RECONSTRUCTED, ALTERED, REPAIRED, DEMOLISHED OR REMOVED; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Ron Lurie

Summary: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City and issue certificates of appropriateness for alterations to buildings, structures and places of historical and architectural significance.

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 that is set forth in Sections 2 to 21, inclusive, of this Ordinance.

SECTION 2: The City Council of the City of Las Vegas finds and declares that the spirit and direction of the City of Las Vegas are founded upon and reflected in its historical past, and that the historic and cultural foundations of the City should be preserved as a living part of its community life and development in order to give a sense of identity and orientation to the people of Las Vegas.

SECTION 3: The purpose of this ordinance is to promote the public health, safety and welfare, to safeguard the

1 heritage of the City of Las Vegas by preserving buildings, struc-
2 tures, places, sites and districts which reflect elements of its
3 cultural, social, economic, political or architectural history,
4 to stabilize neighborhoods and improve property values to foster
5 civic beauty, to strengthen the local economy by promoting
6 tourist interest in buildings, structures, places, sites and
7 districts of cultural and architectural significance and
8 increasing the economic benefits associated therewith, and to
9 promote the preservation of historic and architectural resources
10 for the education, welfare and pleasure of the residents of the
11 City.

12 SECTION 4: The following words and terms have the
13 meanings indicated unless the contrary intent is clearly indi-
14 cated by the context:

- 15 (A) "Code" means the Municipal Code of the City of Las
16 Vegas, Nevada, 1983 Edition. It is not the intention of
17 this Chapter to supersede any building, zoning or other
18 provision of the Code and any requirements prescribed
19 herein are in addition to any other requirements of the
20 Code.
- 21 (B) "Commission" means the Historic Preservation Commission
22 of the City of Las Vegas created pursuant to the provi-
23 sions of this Chapter.
- 24 (C) "Director" means the Director of the Department of Com-
25 munity Planning and Development of the City of Las Vegas.
- 26 (D) "Exterior architectural feature" means the architectural
27 style, design, general arrangement and components of all
28 of the outer surfaces of an improvement, as distin-
29 guished from the interior surfaces enclosed by said
30 exterior surfaces, including, but not limited to, the
31 kind, color and texture of the building material and the
32 type and style of all windows, doors, lights, signs and

1 other fixtures appurtenant to such improvement.

2 (E) "Historic district" means any geographically defined
3 area in the City which:

4 (1) Contains improvements which:

5 (a) Are worthy of protection for aesthetic
6 interest or value, educational potential and
7 historical or cultural significance; and

8 (b) Have a general character or appearance,
9 through prevailing architecture, landscaping
10 and other cultural development, of a period
11 more than 30 years ago in the City's history;
12 and

13 (c) Cause such area by reason of such factors to
14 constitute a fairly distinct section of the
15 City.

16 (2) Has been designated a Historic District pursuant to
17 the provisions of this Chapter.

18 (F) "Improvement" means any building, structure, landscaping,
19 place, work of art or other object constituting a physi-
20 cal betterment of real property, or any part of such
21 betterment.

22 (G) "Landmark" means an improvement which:

23 (1) Is thirty (30) years old or over or any basic part
24 of which is thirty (30) years old or over; and

25 (2) Is not structurally unsound, as determined by a
26 licensed Nevada structural engineer; and

27 (3) Has any of the following characteristics or a com-
28 bination thereof:

29 (a) Exemplifies or reflects special elements of
30 the City's cultural, social, economic, politi-
31 cal, aesthetic, engineering or architectural
32 past;

1 (b) Embodies the distinguishing characteristics of
2 a style, period, method of construction or
3 development in the City or serves as a
4 valuable example of indigenous materials or
5 craftsmanship;

6 (c) Represents the notable work of a master
7 builder, designer or architect;

8 (d) Represents a rare building type, style, design
9 or indigenous building form; or

10 (e) Is identifiable with persons or events signi-
11 ficant in local, state or national history;
12 and

13 (4) Has been designated as a landmark pursuant to the
14 provisions of this Chapter.

15 (H) "Landmark site" means any parcel or part thereof on
16 which is situated a landmark and any abutting parcel or
17 part thereof used as and constituting part of the premi-
18 ses on which the landmark is situated.

19 (I) "Permit" means any building permit, zoning, rezoning,
20 variance, use permit or any other kind of land-use per-
21 mit or approval granted by the Department of Building
22 and Safety, the Department of Public Works, the Depart-
23 ment of Community Planning and Development, the Planning
24 Commission, the Board of Zoning Adjustment, the City
25 Council or any other Department, Board or Commission of
26 City government.

27 SECTION 5: There is hereby created a body to be
28 known as the Historic Preservation Commission of the City of Las
29 Vegas which shall consist of seven (7) members appointed by the
30 City Council unless the membership is increased pursuant to Sec-
31 tion 6(G) below.

32 (A) Each of the members of the Commission shall serve a term

1 of four (4) years, except three (3) members of the ini-
2 tial City Council shall serve a term of two (2) years so
3 that the terms of the membership shall be staggered.

4 (B) Whenever there is a vacancy on the City Council or the
5 term of a member expires, his or her successor shall
6 have the necessary qualifications so that the com-
7 position of the Commission as required by this Section
8 is maintained. Any person appointed to fill a vacancy
9 shall serve until the end of the unexpired term of his
10 predecessor.

11 (C) No member may serve more than two (2) consecutive terms,
12 including the unexpired portion of any term to which he
13 or she is appointed to fill a vacancy.

14 (D) Members shall serve without compensation.

15 (E) Members may be removed by the City Council, upon
16 recommendation of the Commission or at the City Coun-
17 cil's own initiative, for cause, including frequent
18 unexcused absences.

19 SECTION 6: The members of the Historic Preservation
20 Commission shall have the following qualifications.

21 (A) All members must reside or work in the City of Las
22 Vegas.

23 (B) One (1) member shall be a registered architect or
24 registered residential designer under NRS Chapter 623.

25 (C) One (1) member shall be a licensed building contractor
26 under NRS Chapter 624.

27 (D) One (1) member shall be a licensed real estate broker
28 under NRS Chapter 645.

29 (E) One (1) member, but not more than two (2), shall be mem-
30 bers of the Preservation Association of Clark County.

31 (F) One (1) member shall be a trained archeologist.

32 (G) When an area has been designated as a "historical

1 district" pursuant to the terms of this Chapter, one (1)
2 person who owns property and resides within the district
3 and one (1) person who owns property and resides outside
4 the district shall be included in the membership of the
5 Commission.

6 (H) Each member of the Commission shall have a demonstrated
7 knowledge and interest in the history of the City of Las
8 Vegas and in design, architecture, real estate transac-
9 tions and other matters relevant to judging the value,
10 both economic and cultural, of historic preservation
11 activities.

12 SECTION 7: (A) The Commission shall select from its
13 membership a chairman and such other officers it deems useful and
14 shall adopt by-laws and rules of procedure for the conduct of its
15 meetings and other business.

16 (B) The Department of Community Planning and Development
17 shall provide administrative and clerical support for the Com-
18 mission and the Director of the Department of Community Planning
19 and Development or his designee shall serve as secretary of the
20 Commission.

21 (C) Meetings shall be held as set forth in the by-laws and
22 as necessitated by the Commission's volume of business. If no
23 regular meeting is scheduled within forty (40) days after the
24 chairman has been informed by the secretary that business exists
25 requiring action by the Commission, a special meeting must be
26 called by the chairman and held within said forty (40) day
27 period.

28 (D) The Commission shall maintain written minutes and
29 records of all proceedings sufficient to inform the Board and the
30 public of its deliberations, findings, determinations and recom-
31 mendations, and shall make such reports of its business as the
32 City Council may from time to time request. All meetings shall

1 be conducted in compliance with the Open Meeting Law, Chapter 241
2 of the NRS.

3 SECTION 8: It shall be the responsibility of the
4 Commission to develop, coordinate and implement programs for the
5 preservation of buildings, structures, places, sites and
6 districts of historic and archeological significance. To
7 accomplish this goal, the Commission shall:

8 (A) Recommend to the City Council certain improvements in
9 the City for designation as landmarks and recommend cer-
10 tain areas in the City for designation as historic
11 districts as provided for in this Chapter.

12 (B) Review and grant or deny certificates of appropriateness
13 regarding applications to construct, reconstruct, remo-
14 del, alter, paint, add to, repair, renovate, remove or
15 demolish any improvement designated as a landmark or
16 located in an area designated as an historic district.

17 (C) Promote and support nominations of improvements and
18 sites eligible for listing on the National Register of
19 Historic Places, the National Historic Landmark's
20 Program, the Historic American Buildings Survey, the
21 Statewide Comprehensive Survey and Inventory and other
22 Federal or State programs for the identification of
23 historic resources.

24 (D) Conduct a detailed survey of all sites in the City of
25 archeological significance.

26 (E) Work with the Planning Commission to formulate a
27 historic preservation element for the City's General
28 Plan.

29 (F) Recommend to the City Council changes in the zoning and
30 building laws and other local ordinances that will
31 enhance the purposes of this Chapter.

32 (G) Recommend to the City Council public informational and

1 educational programs to increase public awareness of the
2 value of historic and archeological preservation in the
3 City.

4 (H) Recommend to the City Council the purchase of essential
5 improvements where private preservation is not feasible.

6 (I) Cooperate with the Preservation Association of Clark
7 County in designating improvements, sites or areas for
8 historical markers and plaques.

9 (J) Assist and advise other governmental agencies and enti-
10 ties, educational institutions, public interest groups
11 and private preservation groups regarding the preser-
12 vation of historic properties in Las Vegas.

13 SECTION 9: (A) All landmarks and historic districts
14 shall be designated by resolution of the City Council upon recom-
15 mendation of the Commission. Both the City Council and the Com-
16 mission shall hold public hearings before any landmark or
17 historic district is designated or recommended for designation.
18 Notice of said public hearing shall be published at least once a
19 week for three successive weeks in a newspaper of general cir-
20 culation in the City with the last publication being not less
21 than five (5) days before the date of the hearing. Written
22 notice of the public hearing shall be sent by first class mail to
23 the owners, as shown by the records of the Clark County
24 Assessor's Office, of all properties proposed for designation as
25 landmarks and all properties located in an area proposed as a
26 historic district.

27 (B) All historic districts shall be identified upon the land
28 use maps of the City of Las Vegas with a superimposed symbol "H",
29 and the location of each landmark site shall be listed on an
30 addendum to said maps. No landmark or historic district designa-
31 tion shall modify the underlying zoning designation or the uses
32 permitted therein.

1 (C) Any landmark or historic district designation may be
2 modified after notice, publication and hearing as provided above.

3 SECTION 10: No permit authorizing the construction,
4 reconstruction, alteration, renovation, remodeling, modification,
5 repair, addition to, painting, demolition or removal of an
6 exterior architectural feature of an improvement on a landmark
7 site or in a historic district shall be granted by an official,
8 department, agency, board or commission of City government until
9 a certificate of appropriateness has been obtained from the Com-
10 mission. A certificate of appropriateness shall not be required
11 for any interior changes to an improvement on a landmark site or
12 in a historic district as long as no exterior architectural
13 feature thereof is affected.

14 SECTION 11: Any person who desires to obtain a cer-
15 tificate of appropriateness from the Commission shall file an
16 application with the Director of the Department of Community
17 Planning and Development or his designee in such form as the
18 Director shall prescribe, together with such plans, photographs,
19 elevations, specifications, material and other information,
20 including in the case of demolition or removal a statement of the
21 proposed condition and appearance of the property thereafter, as
22 may be deemed reasonably necessary to enable the Director and the
23 Commission to determine the proposed appearance and condition of
24 the improvement and the overall scope and impact of the project.
25 An application fee of _____ dollars (\$) shall be
26 paid at the time of filing of the application to defray the cost
27 of publishing and mailing notices and performing administrative
28 review.

29 SECTION 12: (A) After an application for a cer-
30 tificate of appropriateness and the supporting information has
31 been filed, the Director and his staff shall review the same,
32 discuss the proposed work with the applicant and any interested

1 persons and formulate a staff position which will be presented to
2 the Commission at the meeting at which the application will be
3 considered. In formulating the staff position, the Director
4 shall consult with other Departments of the City potentially
5 affected by the work proposed in the application.

6 (B) A Notice containing the date of filing of the applica-
7 tion, the location of the improvement proposed for change, the
8 nature and scope of the work proposed, and the date, time and
9 place of the public hearing which will be conducted by the Com-
10 mission thereon shall be published in a newspaper of general cir-
11 culation in the City at least ten (10) days prior to the date of
12 the hearing. Additionally, the Director shall cause notices con-
13 taining the same information to be mailed by first class mail to
14 the owners of all property, as shown by the records of the Clark
15 County Assessor's Office, within 300 feet of the property for
16 which the certificate of appropriateness is requested.

17 (C) The hearing on the application shall be informal and not
18 governed by the rules of evidence and rules of judicial practice
19 and procedure. All relevant evidence shall be admitted and the
20 Commission shall endeavor to hear from all persons who wish to
21 introduce evidence in support of or in opposition to the applica-
22 tion. At the conclusion of the hearing, the Commission shall
23 approve or deny the certificate of appropriateness. The Com-
24 mission may in its discretion grant the certificate subject to
25 particular conditions, limitations and requirements. Any motion
26 to grant or deny a certificate shall state for the record the
27 reasons why the grant or denial of the certificate is necessary
28 to carry out the purposes of this Chapter.

29 (D) Within five (5) days following the decision of the Com-
30 mission, a letter setting forth said decision shall be mailed to
31 the applicant and his attorney or agent, if any, at the addresses
32 shown on the application filed with the Director. Said letter

1 shall constitute the official decision of the Commission. A copy
2 of said decision shall also be filed with the City Clerk.

3 SECTION 13: (A) The applicant or any other person
4 aggrieved by the decision of the Commission as to a certificate
5 of appropriateness may appeal said decision by filing a written
6 notice of appeal with the City Clerk within fourteen (14) days
7 after a copy of the decision has been filed with the City Clerk.
8 The filing of a notice of appeal shall stay the effective date of
9 the Commission's decision until the appeal is decided by the City
10 Council.

11 (B) The City Council shall conduct a public hearing on the
12 application, public notice of which shall be published and mailed
13 in the manner and to the persons set forth in Section 12(B).

14 (C) The appellate hearing before the City Council shall be
15 de novo review and the City Council may hear evidence that was
16 not considered by the Commission and grant or deny the cer-
17 tificate for reasons that are different than those cited by the
18 Commission. The City Council's decision shall state the reasons
19 why such decision is necessary to effectuate the purposes of this
20 Chapter. Within ten (10) days following the decision of the City
21 Council, the City Clerk shall mail a letter to the applicant and
22 his agent or attorney, if any, containing said decision and copy
23 thereof shall be sent to the Director for his records. Said
24 letter shall constitute the decision of the City Council.

25 SECTION 14: (A) In determining whether to issue a
26 certificate of appropriateness for the construction, reconstruc-
27 tion, alteration, removal or demolition of an improvement in a
28 historic district, the Commission or the City Council, as the
29 case may be, shall consider:

- 30 (1) The effect of the proposed work in creating, changing,
31 destroying or affecting the exterior architectural
32 features of the improvement upon which such work is to

be done;

- (2) The relationship between the results of such work and the exterior architectural features of other neighboring improvements in the district.

(B) In determining such effects and relationship, the following factors, among others, shall be considered: aesthetics, historical and architectural values and significance, architectural style, design, arrangement, texture, material and color.

(C) No certificate shall be issued unless there is a finding that the proposed work is consistent with the overall ambience, atmosphere and distinctive character of the district created by the majority of historic improvements therein, and that the certificate will promote the purposes of this Chapter.

SECTION 15: (A) In determining whether to issue a certificate of appropriateness for the construction, reconstruction, alteration, removal or demolition of an improvement on a landmark site, the Commission or City Council, as the case may be, shall consider:

- (1) The effects of the proposed work in creating, destroying or affecting the exterior architectural features of the improvement upon which such work is to be done;
- (2) In the event the work is proposed for an improvement on the site other than the landmark, the relationship between such exterior architectural features, together with such effects, and the exterior architectural features of the landmark;
- (3) In the event the work is proposed for the landmark, the importance of the affected exterior architectural features in causing the improvement to have special character or special historic, cultural or aesthetic interest or value.

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The above and foregoing ordinance was first proposed
and read by title to the City Council on the _____ day of _____
1990, and referred to the following committee composed of
_____ and
_____ for recommendation; thereafter the
said committee reported favorably on said ordinance on the _____
day of _____, 1990, which was a _____ meeting of
said Council; that at said _____ meeting, the proposed
ordinance was read by title to the City Council as amended and
adopted by the following vote:

VOTING "AYE" : _____
VOTING "NAY" : _____
ABSENT: _____

APPROVED:

By _____
RON LURIE, MAYOR

ATTEST:

Kathleen M. Tighe, City Clerk

1 The above and foregoing ordinance was first proposed and
2 read by title to the City Council on the ____ day of _____,
3 1990, and referred to the following committee composed of
4 _____ and _____
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the ____ day of _____, 1990,
7 which was a _____ meeting of said Council; that at said
8 _____ 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": _____
12 VOTING "NAY": _____
13 ABSENT: _____

14
15 APPROVED:

16 By _____
17 RON LURIE, MAYOR

18 ATTEST:

19 _____
20 KATHLEEN M. TIGHE, CITY CLERK
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1 (B) No certificate shall be issued unless there is a finding
2 that the proposed work will not have an adverse effect on the
3 protection, enhancement and perpetuation of the landmark, and
4 that the certificate will promote the purposes of this Chapter.

5 SECTION 16: In lieu of a certificate of appropriate-
6 ness, or after a certificate of appropriateness has been denied,
7 an applicant may apply to the Commission for a certificate of
8 hardship to demolish, remove or substantially alter an improve-
9 ment on a landmark site or in a historic district.

10 SECTION 17: The application for a certificate of
11 hardship shall contain such information as the Director shall
12 prescribe. The procedures for notification, publication,
13 hearing, decision and appeal with respect to a certificate of
14 hardship shall be precisely the same as the procedures with
15 respect to a certificate of appropriateness.

16 SECTION 18: The Commission, or the City Council on
17 appeal, shall not grant a certificate of hardship unless they
18 find that the demolition, removal or substantial alteration of
19 the improvement is necessary to prevent unreasonable economic
20 hardship to the owner. Unreasonable economic hardship means the
21 inability to earn a reasonable economic return based on its
22 current zoning use.

23 SECTION 19: (A) Every person owning or managing an
24 improvement on a landmark site or in a historic district shall
25 keep in good repair:

- 26 (1) All of the exterior portions of such improvement; and
27 (2) All interior portions thereof which, if not maintained,
28 may cause or tend to cause the exterior portions of such
29 improvement to deteriorate, decay or become damaged or
30 otherwise fall in a state of disrepair.

31 (B) The provisions of this Section shall be in addition to
32 all other provisions of law requiring any such improvement to be

1 kept in good repair.

2 SECTION 20: It is hereby declared to be a nuisance
3 for any person owning or managing an improvement on a landmark
4 site or in a historic district to maintain or allow such improve-
5 ment to be in a state of disrepair or deterioration, or be in a
6 substandard condition as defined in the Uniform Housing Code.
7 The City, or any other aggrieved person, may maintain a civil
8 suit in a court of competent jurisdiction, to abate such nuisance
9 and recover damages.

10 SECTION 21: It shall be unlawful for any person, as
11 owner, occupant, agent or manager, to construct, reconstruct,
12 alter, renovate, remodel, modify, repair, add to, paint, demolish
13 or remove an exterior architectural feature of an improvement on
14 a landmark site or in a historical district, or to allow or to
15 cause any person to do the same, without first obtaining a cer-
16 tificate of appropriateness or a certificate of hardship from the
17 Commission or the City Council.

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

30 SECTION 23: Whenever in this ordinance any act is prohi-
31 bited or is made or declared to be unlawful or an offense or a
32 misdemeanor, or whenever in this ordinance the doing of any act

1 is required or the failure to do any act is made or declared to
2 be unlawful or an offense or a misdemeanor, the doing of any such
3 prohibited act or the failure to do any such required act shall
4 constitute a misdemeanor and upon conviction thereof, shall be
5 punished by a fine of not more than \$1,000.00 or by imprisonment
6 for a term of not more than six months, or by any combination of
7 such fine and imprisonment. Any day of any violation of this
8 ordinance shall constitute a separate offense.

9 SECTION 24: All ordinances or parts of ordinances,
10 sections, subsections, phrases, sentences, clauses or paragraphs
11 contained in the Municipal Code of the City of Las Vegas, Nevada,
12 1983 Edition, in conflict herewith are hereby repealed.

13 PASSED, ADOPTED AND APPROVED this ____ day of _____,
14 1990.

15 APPROVED:

16
17 By _____
RON LURIE, MAYOR

18 ATTEST:

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20 KATHLEEN M. TIGHE, CITY CLERK
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AFFIDAVIT OF PUBLICATION

CITY CLERK

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SECOND AMENDMENT
BILL NO. 90-39
Ordinance No. 3557

ERE

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF LANDMARKS, HISTORIC SITES AND HISTORIC DISTRICTS; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

SPONSORED BY:
Mayor Ron Lurie

SUMMARY: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City for buildings, structures and places of historical and architectural significance.

The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 6th day of June, 1990, and referred to the following committee composed of Mayor Lurie and Councilman Adamsen, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 20th day of February, 1991, which was a regular meeting of said City Council; 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" Councilmen: Adamsen, Higginsan, Miller, Nolen 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: February 23, 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 FEBRUARY 23, 1991 to FEBRUARY 23, 1991, on the following days:

FEBRUARY 23, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

25th day of Feb., 19 91

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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AFFIDAVIT OF PUBLICATION

CITY CLERK

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**SECOND AMENDMENT
BILL NO. 90-39**

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF LANDMARKS, HISTORIC SITES AND HISTORIC DISTRICTS; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO:

AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, SPONSORED BY: Mayor Ron Lurie
SUMMARY: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City for buildings, structures and places of historical and architectural significance.

At a City Council meeting
June 6, 1990

BILL NO. 90-39 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Mayor Lurie and Councilman Adamsen
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: January 31, 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 JANUARY 31, 1991 to JANUARY 31, 1991, on the following days:

JANUARY 31, 1991

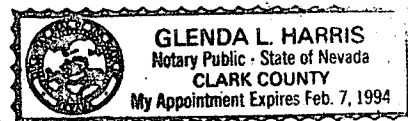
Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

31 day of January, 1991

Glenda L. Harris
Notary Public



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 27, 1990

TO: Mayor Ron Lurie Recommending Committee	FROM: John E. Tucker, Director <i>JET</i> Department of Building & Safety
SUBJECT: Bill #90-39 Historic Preservation Ordinance	COPIES TO: ✓ Larry Barton Roy Woofter

I find in reviewing this Ordinance that there are no provisions for the abatement of an emergency condition which could occur in a historical building. The present Ordinance would preempt the Building Official from immediately ordering that a building be repaired or demolished if it was an imminent danger to life or property.

I have drafted a suggested addition to the Ordinance which might allow the Chairman of the Commission the authority to issue an emergency certificate of appropriateness for such an occurrence.

JET:at
Encl. 1

RECEIVED
JUN 28 1990
Acc'd.....

Suggested addition to
Bill No. 90-39
Historic Preservation Ordinance

SECTION 19 EMERGENCY DEMOLITION OR REPAIRS:

Whenever a building designated as a landmark has been damaged by fire, flood or other occurrence to an extent that it poses an imminent hazard to life or property, the Director of Building and Safety shall make such a declaration and shall prepare the appropriate Notice and Order for emergency demolition or repairs as specified in the Code for the Abatement of Dangerous Building as adopted by the City of Las Vegas.

Prior to executing the Notice and Order, the Building and Safety Department will immediately notify the Director of Community Planning and Development of the dangerous condition. The Director will, in turn, notify the Chairman of the Historic Preservation Commission. The Chairman may contact professional members of the Commission to make an emergency evaluation of the structure. The Chairman, within four (4) hours of notification, shall issue an Emergency Certificate of Appropriateness to allow the abatement of the dangerous condition, or shall deny such a Certificate. The Certificate may not be denied unless it has been determined professionally that the structure or building is structurally sound and poses no imminent hazard. The Chairman may, however, only issue a Certificate for Emergency Repair if he finds that the building or structure is salvageable and is immediately repairable to eliminate the imminent hazard.

Upon receipt of approval from the Chairman, or upon failure of the Chairman to act within the prescribed time period, the Director of Building and Safety shall execute the Notice and Order to abate the dangerous condition.

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SECOND AMENDMENT
BILL NO. 90-39
Ordinance No. 3357
AN ORDINANCE TO AMEND TITLE
19 OF THE MUNICIPAL CODE OF
THE CITY OF LAS VEGAS, NEVA-
DA, 1983 EDITION, BY ADDING
THERETO A NEW CHAPTER ENTI-
TLED "HISTORIC PRESERVATION"
ESTABLISHING THE HISTORIC
PRESERVATION COMMISSION OF
LAS VEGAS WHICH SHALL BE RE-
SPONSIBLE FOR DEVELOPING,
COORDINATING AND IMPLE-
MENTING PROGRAMS FOR THE
PRESERVATION OF BUILDINGS,
STRUCTURES, PLACES, SITES AND
DISTRICTS IN THE CITY OF HIS-
TORIC, CULTURAL OR ARCHITEC-
TURAL SIGNIFICANCE; PROVID-
ING FOR THE DESIGNATION OF
LANDMARKS, HISTORIC SITES
AND HISTORIC DISTRICTS; TO
PROVIDE FOR OTHER MATTERS
PROPERLY RELATING THERETO;
AND TO REPEAL ALL ORDI-
NANCES OR PARTS OF ORDI-
NANCES IN CONFLICT HERewith.
SPONSORED BY: Mayor Ron Lurie
SUMMARY: The purpose of the bill
is to establish a Historic Preser-
vation Commission which would carry
on preservation activities in the City
for buildings, structures and places
of historical and architectural signi-
ficance.
The above and foregoing amended
ordinance was first proposed and
read by title to the City Council on
the 6th day of June, 1990, and re-
ferred to the following committee
composed of Mayor Lurie and Coun-
cilman Adamsen, for recommenda-
tion; thereafter the said committee
reported favorably on said amended
ordinance on the 20th day of Febru-
ary, 1991, which was a regular
meeting of said City Council; that at
said regular meeting the proposed
ordinance was read by title to the
City Council as amended and adopt-
ed by the following vote:
VOTING "AYE" Councilmen: Adam-
sen, Higginson, Miller, Nolen and
Mayor Lurie
VOTING "NAY" Councilmen: 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, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: February 26, 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 FEBRUARY 26, 1991
to FEBRUARY 26, 1991 on the following
days:

FEBRUARY 26, 1991

Signed

Christy A. Ferguson

Subscribed and sworn to before me this

26th day of Feb., 1991

Maria C. Therien

Notary Public

MARIA C. THERIEN

Notary Public-State of Nevada

CLARK COUNTY

My Appointment Expires May 11, 1994

RECEIVED

MAR 5 10 32 AM '91

AFFIDAVIT OF PUBLICATION

CITY CLERK

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ERE

SECOND AMENDMENT
BILL NO. 90-39
Ordinance No. 1337
AN ORDINANCE TO AMEND TITLE
19 OF THE MUNICIPAL CODE OF
THE CITY OF LAS VEGAS, NEVA
DA, 1983 EDITION, BY ADDING
THERE TO A NEW CHAPTER ENTIT
LED "HISTORIC PRESERVATION"
ESTABLISHING THE HISTORIC
PRESERVATION COMMISSION OF
LAS VEGAS WHICH SHALL BE RE
SPONSIBLE FOR DEVELOPING,
COORDINATING AND IMPLE
MENTING PROGRAMS FOR THE
PRESERVATION OF BUILDINGS,
STRUCTURES, PLACES, SITES AND
DISTRICTS IN THE CITY OF HIS
TORIC, CULTURAL OR ARCHITEC
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LANDMARKS, HISTORIC SITES
AND HISTORIC DISTRICTS; TO
PROVIDE FOR OTHER MATTERS
PROPERLY RELATING THERETO;
AND TO REPEAL ALL ORDI
NANCES OR PARTS OF ORDI
NANCES IN CONFLICT HEREWITH.
SPONSORED BY: Mayor Ron Lurie
SUMMARY: The purpose of the bill
is to establish a Historic Preser
vation Commission which would carry
on preservation activities in the City
for buildings, structures and places
of historical and architectural signifi
cance.
The above and foregoing amended
ordinance was first proposed and
read by title to the City Council on
the 6th day of June, 1990, and re
ferred to the following committee
composed of Mayor Lurie and Coun
cillman Adamson, for recommenda
tion; thereafter the said committee
reported favorably on said amended
ordinance on the 20th day of Febru
ary, 1991, which was a regular
meeting of said City Council; that at
said regular meeting the proposed
ordinance was read by title to the
City Council as amended and adopt
ed by the following vote:
VOTING "AYE" Councilmen: Adam
son, Higginson, Miller, Nolen and
Mayor Lurie
VOTING "NAY" Councilmen: 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, 400 EAST
STEWART AVENUE, LAS VEGAS
NEVADA.
PUB: February 26, 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
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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 FEBRUARY 26, 1991
to FEBRUARY 26, 1991, on the following
days:

FEBRUARY 26, 1991

Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

26th day of Feb, 19 91

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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AFFIDAVIT OF PUBLICATION

CITY CLERK

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SECOND AMENDMENT
BILL NO. 90-39
Ordinance No. 3557

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF LANDMARKS, HISTORIC SITES AND HISTORIC DISTRICTS; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

SPONSORED BY:

Mayor Ron Lurie
SUMMARY: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City for buildings, structures and places of historical and architectural significance.

The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 6th day of June, 1990, and referred to the following committee composed of Mayor Lurie and Councilman Adamsen, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 20th day of February, 1991, which was a regular meeting of said City Council; 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" Councilmen: Adamsen, Higginson, Miller, Nolen 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: February 23, 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 FEBRUARY 23, 1991 to FEBRUARY 23, 1991, on the following days:

FEBRUARY 23, 1991

Signed: Christy A. Ferguson

Subscribed and sworn to before me this

25th day of Feb., 19 91

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

AFFIDAVIT OF PUBLICATION

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SECOND AMENDMENT
BILL NO. 90-39

AN ORDINANCE TO AMEND TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY ADDING THERETO A NEW CHAPTER ENTITLED "HISTORIC PRESERVATION" ESTABLISHING THE HISTORIC PRESERVATION COMMISSION OF LAS VEGAS WHICH SHALL BE RESPONSIBLE FOR DEVELOPING, COORDINATING AND IMPLEMENTING PROGRAMS FOR THE PRESERVATION OF BUILDINGS, STRUCTURES, PLACES, SITES AND DISTRICTS IN THE CITY OF HISTORIC, CULTURAL OR ARCHITECTURAL SIGNIFICANCE; PROVIDING FOR THE DESIGNATION OF LANDMARKS, HISTORIC SITES AND HISTORIC DISTRICTS; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO;

AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Mayor Ron Lurie

SUMMARY: The purpose of the bill is to establish a Historic Preservation Commission which would carry on preservation activities in the City for buildings, structures and places of historical and architectural significance.

At a City Council meeting
June 6, 1990

BILL NO. 90-39 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Mayor Lurie and Councilman Adamson

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: January 31, 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 JANUARY 31, 1991 to JANUARY 31, 1991, on the following days:

JANUARY 31, 1991

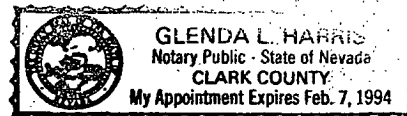
Signed:

Christy A. Ferguson

Subscribed and sworn to before me this

31 day of January, 1991

Glenda L. Harris
Notary Public



084052