

FIRST AMENDMENT

BILL NO. 91-68

ORDINANCE NO. 3616

AN ORDINANCE RELATING TO ZONING WITHIN THE R-CL ZONING DISTRICT; AMENDING TITLE 19, CHAPTER 24, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING SECTIONS 60, 70, 80 AND 90 THEREOF IN THEIR ENTIRETY; AMENDING SAID TITLE AND CHAPTER BY ADDING THERETO FOUR NEW SECTIONS, DESIGNATED AS SECTIONS 60, 70, 80 AND 90, RESPECTIVELY, TO ESTABLISH MINIMUM SITE AREA, LOT SIZE, LOT WIDTH AND SETBACK REQUIREMENTS FOR THE R-CL ZONING DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO CLARIFY BUILDING COVERAGE AND OFF-STREET PARKING REQUIREMENTS FOR SAID ZONING DISTRICT; AMENDING SAID TITLE AND CHAPTER FURTHER BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 120, TO ESTABLISH LANDSCAPING REQUIREMENTS FOR SMALLER LOTS IN THE R-CL ZONING DISTRICT; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

Sponsored By:	Summary: Amends the R-CL Zoning
Councilman Arnie Adamsen	District regulations with respect to
	site area, lot size, lot width, set-
	backs, building coverage and
	landscaping.

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

SECTION 1: Title 19, Chapter 24, Sections 60, 70, 80
and 90, of the Municipal Code of the City of Las Vegas, Nevada,
1983 Edition, are hereby repealed in their entirety.

SECTION 2: Title 19, Chapter 24, of the Municipal
Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
amended by adding thereto a new section, designated as Section
60, reading as follows:

19.24.060: In the R-CL District:

(A) The minimum site area for an R-CL development is
five acres, unless the City Council approves a waiver of that
requirement.

(B) The minimum lot size is three thousand five hundred
square feet. The minimum average lot size within an R-CL devel-
opment is three thousand seven hundred fifty square feet.

(C) The minimum lot width is thirty-five feet. In all

1 cases lot width must be sufficient to provide the street frontage
2 necessary for driveways to conform to the requirements of LVMC
3 Chapter 13.16, LVMC 18.28.360 and other duly-adopted City dri-
4 veway standards. Lot width shall be measured at the required
5 front setback line and shall be calculated as the distance bet-
6 ween side lot lines along a line that is parallel to the front
7 lot line or a chord thereof.

8 SECTION 3: Title 19, Chapter 24, of the Municipal
9 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
10 amended by adding thereto a new section, designated as Section
11 70, reading as follows:

12 19.24.070: (A) Except as otherwise provided in Subsection (B)
13 of this Section, the minimum front yard setback within the R-CL
14 District is fourteen feet.

15 (B) The minimum front yard setback for front-entry
16 garages and carports in the R-CL District is sixteen feet for any
17 lot located on a knuckle or cul-de-sac bulb, and eighteen feet in
18 all other cases.

19 SECTION 4: Title 19, Chapter 24, of the Municipal
20 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
21 amended by adding thereto a new section, designated as Section
22 80, reading as follows:

23 19.24.080: In the R-CL District:

24 (A) Except as provided in Subsection (B) of this Sec-
25 tion, the minimum total (combined) width of side yards on any R-
26 CL lot is ten feet. Such side yards may be configured in any
27 manner that results in the provision of at least ten feet of side
28 yard area on each lot. In the design and layout of R-CL lots,
29 every effort shall be made to provide useable open space and yard
30 areas on each individual lot. In no case, however, may lots be
31 configured or improvements placed on lots in a manner that
32 results in open space or yard area for one lot actually being

1 located on a separately-owned lot. The use of "use easements" to
2 create such a result is specifically prohibited.

3 (1) When zero lot line setbacks are used, the
4 dwelling unit and garage (if provided) shall be placed on one
5 interior side property line, with the adjacent dwelling unit set
6 back a minimum of ten feet from the common property line.

7 (a) A perpetual wall-maintenance easement
8 with a minimum width of three feet shall be provided in favor of
9 a lot adjacent to a lot with a zero lot line. With the exception
10 of walls, fences, trellises or other connecting elements, the
11 required easement shall be kept free of structures. No doors,
12 air conditioning units, utility meters, electric panel boxes or
13 other types of openings, including windows which allow occupants
14 to view adjacent yard areas, shall be permitted on the wall of a
15 dwelling or garage placed on a zero lot line. Windows which do
16 not allow occupants to view adjacent yard areas (i.e., clear-
17 story windows) are permitted on the zero lot line wall. Roof
18 overhangs are permitted to encroach upon the easement on the
19 adjacent lot a maximum of two feet, provided that the roof is
20 designed to confine any water runoff to the easement area.
21 Required easements shall be shown on the final map and be incor-
22 porated into each deed transferring title to the property.

23 (b) Patios, pools, landscaping, garden
24 features, storage areas, awnings and other similar elements are
25 permitted to encroach upon the ten foot setback required adjacent
26 to zero lot line development; provided, however, that no struc-
27 ture is permitted within the three foot maintenance easement
28 required by subparagraph (a) of this Paragraph (1).

29 (2) In no case may setback combinations result in
30 a separation of less than ten feet between principal structures
31 (including garages) on adjacent lots.

32 (B) The minimum side yard setback for a side yard along

1 a street is ten feet.

2 SECTION 5: Title 19, Chapter 24, of the Municipal
3 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
4 amended by adding thereto a new section, designated as Section
5 90, reading as follows:

6 19.24.090: The minimum rear yard setback within the R-CL
7 District is ten feet; provided, however, that the minimum setback
8 requirement does not apply to a garage or carport in the rear
9 yard.

10 SECTION 6: Title 19, Chapter 24, Section 100, of the
11 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
12 hereby amended to read as follows:

13 19.24.100: The maximum building coverage in the R-CL District
14 [for lots four thousand square feet and over shall be] is fifty
15 percent. [Permitted lots containing less than four thousand, but
16 three thousand five hundred or more square feet, shall have a
17 maximum building coverage of forty-five percent. Permitted lots
18 containing less than three thousand five hundred, but three
19 thousand or more square feet, shall have a maximum building
20 coverage of forty percent.]

21 SECTION 7: Title 19, Chapter 24, Section 110, of the
22 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
23 hereby amended to read as follows:

24 19.24.110: A minimum of two off-street parking spaces, [nine]
25 a minimum of eight feet by sixteen feet in size, [shall be] are
26 required in the R-CL District for each building site[, including
27 carport]. Carport or garage [area] areas may not be used to
28 satisfy off-street parking requirements. [Tandem parking shall be
29 allowed on lots with thirty five feet or less frontage, provided
30 there is a sixteen foot minimum front yard setback. All parking
31 shall be in accordance with the provisions of Chapter 19.64.]

32 SECTION 8: Title 19, Chapter 24, of the Municipal

1 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
2 amended by adding thereto a new section, designated as Section
3 120, reading as follows:

4 19.24.120: In order to enhance the appearance of the
5 streetscape within new R-CL developments, the developer shall
6 install at least one drought-tolerant tree with a minimum box
7 size of twenty-four inches for every two lots that contain less
8 than four thousand square feet. The required trees must be
9 installed on lots that contain less than four thousand square
10 feet but otherwise may be dispersed among the lots in any pattern
11 that is acceptable to the Department of Community Planning and
12 Development.

13 SECTION 9: Whenever in this ordinance any act is
14 prohibited or is made or declared to be unlawful or an offense or
15 a misdemeanor, or whenever in this ordinance the doing of any act
16 is required or the failure to do any act is made or declared to
17 be unlawful or an offense or a misdemeanor, the doing of any such
18 prohibited act or the failure to do any such required act shall
19 constitute a misdemeanor and upon conviction thereof, shall be
20 punished by a fine of not more than \$1,000.00 or by imprisonment
21 for a term of not more than six (6) months, or by any combination
22 of such fine and imprisonment. Any day of any violation of this
23 ordinance shall constitute a separate offense.

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

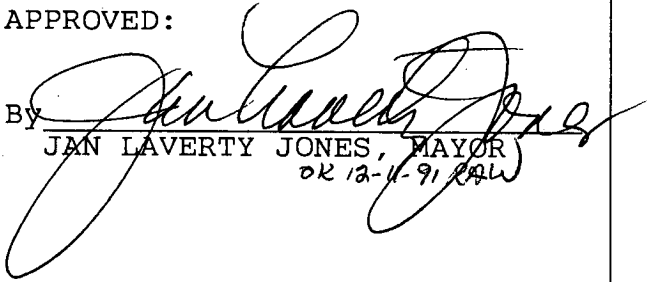
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tive of the fact that any one or more sections, subsections, sub-
divisions, paragraphs, sentences, clauses or phrases be declared
unconstitutional, invalid or ineffective.

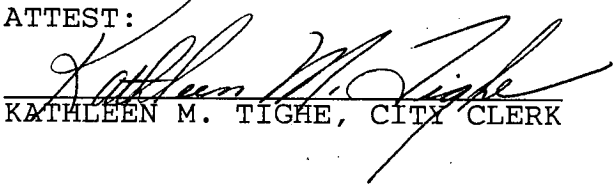
SECTION 11: All ordinances or parts of ordinances,
sections, subsections, phrases, sentences, clauses or paragraphs
contained in the Municipal Code of the City of Las Vegas, Nevada,
1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 4th day of December,
1991.

APPROVED:

BY 
JAN LAVERTY JONES, MAYOR
OK 12-4-91 RAL

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 6th day of November,
3 1991, and referred to the following committee composed of
4 Councilmen Adamsen and Higginson
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 4th day of December, 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 amended and adopted by the following
10 vote:

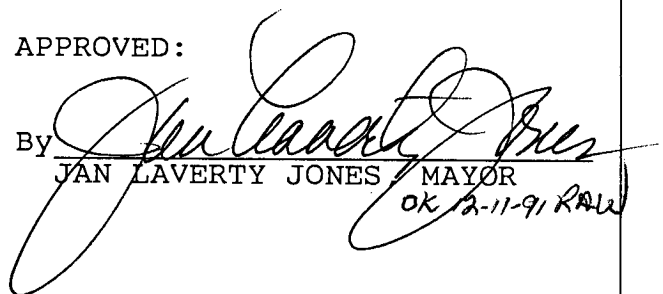
11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones

12 VOTING "NAY": NONE

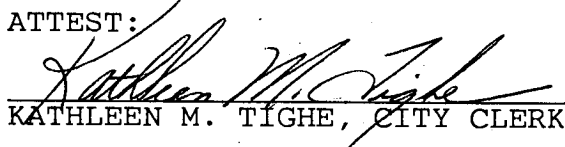
13 ABSENT: NONE

14 APPROVED:

15
16 BY


JAN LAVERTY JONES, MAYOR
OK 2-11-91 RAW

17 ATTEST:

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19 KATHLEEN M. TIGHE, CITY CLERK
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SEE FIRST AMENDMENT

BILL NO. 91-68

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ZONING WITHIN THE R-CL ZONING DISTRICT; AMENDING TITLE 19, CHAPTER 24, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING SECTIONS 60, 70, 80 AND 90 THEREOF IN THEIR ENTIRETY; AMENDING SAID TITLE AND CHAPTER BY ADDING THERETO FOUR NEW SECTIONS, DESIGNATED AS SECTIONS 60, 70, 80 AND 90, RESPECTIVELY, TO ESTABLISH MINIMUM SITE AREA, LOT SIZE, LOT WIDTH AND SETBACK REQUIREMENTS FOR THE R-CL ZONING DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO CLARIFY BUILDING COVERAGE AND OFF-STREET PARKING REQUIREMENTS FOR SAID ZONING DISTRICT; AMENDING SAID TITLE AND CHAPTER FURTHER BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 120, TO ESTABLISH LANDSCAPING REQUIREMENTS FOR SMALLER LOTS IN THE R-CL ZONING DISTRICT; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored By: Summary: Amends the R-CL Zoning District regulations with respect to site area, lot size, lot width, setbacks, building coverage and landscaping.
Councilman Arnie Adamsen

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

SECTION 1: Title 19, Chapter 24, Sections 60, 70, 80 and 90, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

SECTION 2: Title 19, Chapter 24, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60, reading as follows:

19.24.060: In the R-CL District:

(A) The minimum site area for an R-CL development is five acres, unless the City Council approves a waiver of that requirement.

(B) The minimum lot size is three thousand five hundred square feet. The minimum average lot size within an R-CL development is three thousand seven hundred fifty square feet.

(C) The minimum lot width is thirty-five feet. In all cases lot width must be sufficient to provide the street frontage

1 necessary for driveways to conform to the requirements of LVMC
2 Chapter 13.16, LVMC 18.28.360 and other duly-adopted City dri-
3 veway standards. Lot width shall be measured at the required
4 front setback line and shall be calculated as the distance bet-
5 ween side lot lines along a line that is parallel to the front
6 lot line or a chord thereof.

7 SECTION 3: Title 19, Chapter 24, of the Municipal
8 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
9 amended by adding thereto a new section, designated as Section
10 70, reading as follows:

11 19.24.070: (A) Except as otherwise provided in Subsection (B)
12 of this Section, the minimum front yard setback within the R-CL
13 District is fourteen feet.

14 (B) The minimum front yard setback for front-entry
15 garages and carports in the R-CL District is sixteen feet for any
16 lot located on a knuckle or cul-de-sac bulb, and eighteen feet in
17 all other cases.

18 SECTION 4: Title 19, Chapter 24, of the Municipal
19 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
20 amended by adding thereto a new section, designated as Section
21 80, reading as follows:

22 19.24.080: In the R-CL District:

23 (A) Except as provided in Subsection (B) of this Sec-
24 tion, the minimum total (combined) width of side yards on any R-
25 CL lot is ten feet. Such side yards may be configured in any
26 manner that results in the provision of at least ten feet of side
27 yard area on each lot. In the design and layout of R-CL lots,
28 every effort shall be made to provide useable open space and yard
29 areas on each individual lot. In no case, however, may lots be
30 configured or improvements placed on lots in a manner that
31 results in open space or yard area for one lot actually being
32 located on a separately-owned lot. The use of "use easements" to

1 create such a result is specifically prohibited.

2 (1) When zero lot line setbacks are used, the
3 dwelling unit and garage (if provided) shall be placed on one
4 interior side property line, with the adjacent dwelling unit set
5 back a minimum of ten feet from the common property line.

6 (a) A perpetual wall-maintenance easement
7 with a minimum width of three feet shall be provided in favor of
8 a lot adjacent to a lot with a zero lot line. With the exception
9 of walls, fences, trellises or other connecting elements, the
10 required easement shall be kept free of structures. No doors,
11 air conditioning units, utility meters, electric panel boxes or
12 other types of openings, including windows which allow occupants
13 to view adjacent yard areas, shall be permitted on the wall of a
14 dwelling or garage placed on a zero lot line. Windows which do
15 not allow occupants to view adjacent yard areas (i.e., clear-
16 story windows) are permitted on the zero lot line wall. Roof
17 overhangs are permitted to encroach upon the easement on the
18 adjacent lot a maximum of two feet, provided that the roof is
19 designed to confine any water runoff to the easement area.
20 Required easements shall be shown on the final map and be incor-
21 porated into each deed transferring title to the property.

22 (b) Patios, pools, landscaping, garden
23 features, storage areas, awnings and other similar elements are
24 permitted to encroach upon the ten foot setback required adjacent
25 to zero lot line development; provided, however, that no struc-
26 ture is permitted within the three foot maintenance easement
27 required by subparagraph (a) of this Paragraph (1).

28 (2) In no case may setback combinations result in
29 a separation of less than ten feet between principal structures
30 (including garages) on adjacent lots.

31 (B) The minimum side yard setback for a side yard along
32 a street is ten feet.

1 SECTION 5: Title 19, Chapter 24, of the Municipal
2 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
3 amended by adding thereto a new section, designated as Section
4 90, reading as follows:

5 19.24.090: The minimum rear yard setback within the R-CL
6 District is ten feet; provided, however, that the minimum setback
7 requirement does not apply to a garage or carport in the rear
8 yard.

9 SECTION 6: Title 19, Chapter 24, Section 100, of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
11 hereby amended to read as follows:

12 19.24.100: The maximum building coverage in the R-CL District
13 [for lots four thousand square feet and over shall be] is fifty
14 percent. [Permitted lots containing less than four thousand, but
15 three thousand five hundred or more square feet, shall have a
16 maximum building coverage of forty-five percent. Permitted lots
17 containing less than three thousand five hundred, but three
18 thousand or more square feet, shall have a maximum building
19 coverage of forty percent.]

20 SECTION 7: Title 19, Chapter 24, Section 110, of the
21 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
22 hereby amended to read as follows:

23 19.24.110: A minimum of two off-street parking spaces, [nine]
24 a minimum of eight feet by sixteen feet in size, [shall be] are
25 required in the R-CL District for each building site[, including
26 carport]. Carport or garage [area] areas may not be used to
27 satisfy off-street parking requirements. [Tandem parking shall be
28 allowed on lots with thirty five feet or less frontage, provided
29 there is a sixteen foot minimum front yard setback. All parking
30 shall be in accordance with the provisions of Chapter 19.64.]

31 SECTION 8: Title 19, Chapter 24, of the Municipal
32 Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby

1 amended by adding thereto a new section, designated as Section
2 120, reading as follows:

3 19.24.120: In order to enhance the appearance of the
4 streetscape within new R-CL developments, the developer shall
5 install at least one tree with a minimum box size of twenty-four
6 inches for every two lots that contain less than four thousand
7 square feet. The required trees must be installed on lots that
8 contain less than four thousand square feet but otherwise may be
9 dispersed among the lots in any pattern that is acceptable to the
10 Department of Community Planning and Development.

11 SECTION 9: Whenever in this ordinance any act is
12 prohibited or is made or declared to be unlawful or an offense or
13 a misdemeanor, or whenever in this ordinance the doing of any act
14 is required or the failure to do any act is made or declared to
15 be unlawful or an offense or a misdemeanor, the doing of any such
16 prohibited act or the failure to do any such required act shall
17 constitute a misdemeanor and upon conviction thereof, shall be
18 punished by a fine of not more than \$1,000.00 or by imprisonment
19 for a term of not more than six (6) months, or by any combination
20 of such fine and imprisonment. Any day of any violation of this
21 ordinance shall constitute a separate offense.

22 SECTION 10: If any section, subsection, subdivision,
23 paragraph, sentence, clause or phrase in this ordinance or any
24 part thereof, is for any reason held to be unconstitutional or
25 invalid or ineffective by any court of competent jurisdiction,
26 such decision shall not affect the validity or effectiveness of
27 the remaining portions of this ordinance or any part thereof.
28 The City Council of the City of Las Vegas, Nevada, hereby
29 declares that it would have passed each section, subsection, sub-
30 division, paragraph, sentence, clause or phrase thereof irrespec-
31 tive of the fact that any one or more sections, subsections, sub-
32 divisions, paragraphs, sentences, clauses or phrases be declared

1 unconstitutional, invalid or ineffective.

2 SECTION 11: All ordinances or parts of ordinances,
3 sections, subsections, phrases, sentences, clauses or paragraphs
4 contained in the Municipal Code of the City of Las Vegas, Nevada,
5 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED AND APPROVED this ____ day of _____,
7 1991.

8 APPROVED:

9
10 By _____
11 JAN LAVERTY JONES, MAYOR

12 ATTEST:

13 KATHLEEN M. TIGHE, CITY CLERK

14 The above and foregoing ordinance was first proposed and
15 read by title to the City Council on the ____ day of _____,
16 1991, and referred to the following committee composed of

17 _____ and _____
18 for recommendation; thereafter the said committee reported
19 favorably on said ordinance on the ____ day of _____, 1991,
20 which was a _____ meeting of said Council; that at said

21 _____ meeting, the proposed ordinance was read by
22 title to the City Council as first introduced and adopted by the
23 following vote:

24 VOTING "AYE": _____

25 VOTING "NAY": _____

26 ABSENT: _____

27
28 APPROVED:

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30 By _____
31 JAN LAVERTY JONES, MAYOR

32 ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

AFFIDAVIT OF PUBLICATION

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FIRST AMENDMENT
BILL NO. 91-48
ORDINANCE NO. 3616

AN ORDINANCE RELATING TO ZONING WITHIN THE R-CL ZONING DISTRICT; AMENDING TITLE 19, CHAPTER 24, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING SECTIONS 60, 70, 80 AND 90 THEREOF IN THEIR ENTIRETY; AMENDING SAID TITLE AND CHAPTER BY ADDING THERETO FOUR NEW SECTIONS, DESIGNATED AS SECTIONS 60, 70, 80 AND 90, RESPECTIVELY, TO ESTABLISH MINIMUM SITE AREA, LOT SIZE, LOT WIDTH AND SETBACK REQUIREMENTS FOR THE R-CL ZONING DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO CLARIFY BUILDING COVERAGE AND OFF-STREET PARKING REQUIREMENTS FOR SAID ZONING DISTRICT; AMENDING SAID TITLE AND CHAPTER FURTHER BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 120, TO ESTABLISH LANDSCAPING REQUIREMENTS FOR SMALLER LOTS IN THE R-CL ZONING DISTRICT; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman
Arnie Adamsen

SUMMARY: Amends the R-CL Zoning District regulations with respect to site area, lot size, lot width, setbacks, building coverage and landscaping.

The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 6th day of November, 1991, and referred to the following committee composed of Councilmen Adamsen and Higginson, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 4th day of December, 1991, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE" Councilmen: Nolen, Adamsen, Higginson, Hawkins, Jr. and Mayor Jones

VOTING "NAY" Councilmen: NONE

ABSENT: Councilman: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: December 7, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L CHAPLIN, 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 DECEMBER 7, 1991 to DECEMBER 7, 1991, on the following days:

DECEMBER 7, 1991

Signed: Terina L Chaplin

Subscribed and sworn to before me this

9th day of Dec, 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

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CITY CLERK

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FIRST AMENDMENT
BILL NO. 91-68

AN ORDINANCE RELATING TO ZONING WITHIN THE R-CL ZONING DISTRICT; AMENDING TITLE 19, CHAPTER 24, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING SECTIONS 60, 70, 80 AND 90 THEREOF IN THEIR ENTIRETY; AMENDING SAID TITLE AND CHAPTER BY ADDING THERETO FOUR NEW SECTIONS, DESIGNATED AS SECTIONS 60, 70, 80 AND 90, RESPECTIVELY, TO ESTABLISH MINIMUM SITE AREA, LOT SIZE, LOT WIDTH AND SETBACK REQUIREMENTS FOR THE R-CL ZONING DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO CLARIFY BUILDING COVERAGE AND OFF-STREET PARKING REQUIREMENTS FOR SAID ZONING DISTRICT; AMENDING SAID TITLE AND CHAPTER FURTHER BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 120, TO ESTABLISH LANDSCAPING REQUIREMENTS FOR SMALLER LOTS IN THE R-CL ZONING DISTRICT; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman Arnie Adamson

SUMMARY: Amends the R-CL Zoning District regulations with respect to site area, lot size, lot width, setbacks, building coverage and landscaping.

At a City Council meeting November 6, 1991
BILL NO. 91-68 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Adamson and Higginson

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: November 21, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L CHAPLIN, 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 NOVEMBER 21, 1991 to NOVEMBER 21, 1991, on the following days:

NOVEMBER 21, 1991

Signed: Terina L Chaplin

Subscribed and sworn to before me this

21st day of Nov., 1991

Maria C. Therien
Notary Public

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

AFFIDAVIT OF PUBLICATION

Dec 12 10 27 AM '91

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CITY CLERK
SS:

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STATE OF NEVADA)
COUNTY OF CLARK)

TERINA L. CHAPLIN, 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 DECEMBER 7, 1991
to DECEMBER 7, 1991, on the following
days:

DECEMBER 7, 1991

Signed: Terina L. Chaplin

Subscribed and sworn to before me this

9th

day of Dec

, 19 91

Maria C. Therien
Notary Public

FIRST AMENDMENT
BILL NO. 91-68
ORDINANCE NO. 3616

AN ORDINANCE RELATING TO
ZONING WITHIN THE R-CL ZON-
ING DISTRICT; AMENDING TI-
TLE 19, CHAPTER 24, OF THE
MUNICIPAL CODE OF THE CITY
OF LAS VEGAS, NEVADA, 1983
EDITION, BY REPEALING SEC-
TIONS 60, 70, 80 AND 90 THEREOF
IN THEIR ENTIRETY; AMEND-
ING SAID TITLE AND CHAPTER
BY ADDING THERETO FOUR
NEW SECTIONS, DESIGNATED AS
SECTIONS 60, 70, 80 AND 90, RE-
SPECTIVELY, TO ESTABLISH
MINIMUM SITE AREA, LOT SIZE,
LOT WIDTH AND SETBACK RE-
QUIREMENTS FOR THE R-CL
ZONING DISTRICT; AMENDING
SECTIONS 100 AND 110 OF SAID
TITLE AND CHAPTER TO CLARI-
FY BUILDING COVERAGE AND
OFF-STREET PARKING RE-
QUIREMENTS FOR SAID ZONING
DISTRICT; AMENDING SAID TI-
TLE AND CHAPTER FURTHER
BY ADDING THERETO A NEW
SECTION, DESIGNATED AS SEC-
TION 120, TO ESTABLISH LAND-
SCAPING REQUIREMENTS FOR
SMALLER LOTS IN THE R-CL
ZONING DISTRICT; PROVIDING
PENALTIES FOR THE VIOLA-
TION HEREOF; PROVIDING FOR
OTHER MATTERS PROPERLY
RELATING THERETO; AND RE-
PEALING ALL ORDINANCES AND
PARTS OF ORDINANCES IN CON-
FLICT HEREWITH.

SPONSORED BY: Councilman
Arnie Adamsen

SUMMARY: Amends the R-CL Zon-
ing District regulations with respect
to site area, lot size, lot width, set-
backs, building coverage and land-
scaping.

The above and foregoing amended
ordinance was first proposed and
read by title to the City Council on the
6th day of November, 1991, and re-
ferred to the following committee
composed of Councilmen Adamsen
and Higginson, for recommenda-
tion; thereafter the said committee
reported favorably on said amended
ordinance on the 4th day of Decem-
ber, 1991, which was a regular meet-
ing of said City Council; and 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: No-
len, Adamsen, Higginson, Hawkins,
Jr. and Mayor Jones
VOTING "NAY" Councilmen:
NONE
ABSENT: Councilman: NONE
COPIES OF THE COMPLETE OR-
DINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK,
10TH FLOOR, 400 EAST STEWART
AVENUE, LAS VEGAS, NEVADA.
PUB: December 7, 1991
Las Vegas Review-Journal



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Dec 2 2 49 PM '91

CITY CLERK

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FIRST AMENDMENT
BILL NO. 91-68

AN ORDINANCE RELATING TO ZONING WITHIN THE R-CL ZONING DISTRICT; AMENDING TITLE 19, CHAPTER 24, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING SECTIONS 60, 70, 80 AND 90 THEREOF IN THEIR ENTIRETY; AMENDING SAID TITLE AND CHAPTER BY ADDING THERETO FOUR NEW SECTIONS, DESIGNATED AS SECTIONS 60, 70, 80 AND 90, RESPECTIVELY, TO ESTABLISH MINIMUM SITE AREA, LOT SIZE, LOT WIDTH AND SETBACK REQUIREMENTS FOR THE R-CL ZONING DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO CLARIFY BUILDING COVERAGE AND OFF-STREET PARKING REQUIREMENTS FOR SAID ZONING DISTRICT; AMENDING SAID TITLE AND CHAPTER FURTHER BY ADDING THERETO A NEW SECTION, DESIGNATED AS SECTION 120, TO ESTABLISH LANDSCAPING REQUIREMENTS FOR SMALLER LOTS IN THE R-CL ZONING DISTRICT; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

SPONSORED BY: Councilman
Arnie Adamsen

SUMMARY: Amends the R-CL Zoning District regulations with respect to site area, lot size, lot width, setbacks, building coverage and landscaping.

At a City Council meeting
November 8, 1991
BILL NO. 91-68 WAS READ BY
TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
Councilmen Adamsen and Higginson
COPIES OF THE COMPLETE BILL
ARE AVAILABLE FOR PUBLIC
INFORMATION IN THE OFFICE
OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.

PUB: November 21, 1991
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

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Notary Public

MARIA C. THERIEN
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CLARK COUNTY
My Appointment Expires May 11, 1994



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