

Bill No. Z-88-2

Ordinance No. 934.252

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF SAID MAP; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Ron Lurie

Summary: Amends the Land Use
Plan Map of the City of Las Vegas by
changing various zone designations.

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

SECTION 1: The Land Use Plan Map adopted by Title 19,
Chapter 2, Section 40, of the Municipal Code of the City of Las
Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-66-64(34) FROM C-1 TO M

Legally described as:

Lot 6, Block 2 of East Park Industrial Subdivision,
Unit No. 2.

Z-36-73 FROM R-1 TO R-PD7

Legally described as:

All of Amended Ridgemount Unit 2.

Z-6-85 FROM R-1 TO C-1

Legally described as:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the
Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20
South, Range 62 East, described as:

Lot 2 of map filed in file 36, page 26 of Parcel
Maps (PM-60-81).

Z-24-86 FROM N-U TO R-PD23

Legally described as:

Lot 2 of Parcel Map filed in file 49, page 71 of
Parcel Maps (PM-13-86).

The Southerly 340' of Common Area, Lot AC of the
Lakes at West Sahara, Phase 1.

Z-83-86 FROM R-4 TO P-R

Legally described as:

The West 33' of Lots 1 and 2 in Block 15 of Boulder
Addition.

1 Z-99-86 FROM C-1 TO C-2
2 Legally described as:
3 Lots 16, 17 and 18 in Block 9 of Resubdivision of
4 portions of Block 1 and 9, Meadows Addition and
5 that portion of the vacated alley in said Block 9
6 described as follows:
7 Beginning at the Northeast Corner of Lot 18, Block
8 9, thence North 87°08'40" West 191.74 feet; thence
9 North 04°47'00" East 7.5 feet; thence South
10 87°08'40" East 191.74 feet, thence South 4°47'00"
11 West 7.5 feet to the point of beginning.

8 Z-104-86 FROM N-U TO C-1
9 LEGALLY DESCRIBED AS:
10 The South 132.74 feet of Lot 1 of Parcel Map filed
11 in file 48, page 73 of Parcel Maps (PM-49-85).

12 Z-105-86 FROM R-3 TO C-1
13 LEGALLY DESCRIBED AS:
14 That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the
15 Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 20
16 South, Range 62 East, M.D.B. &M., described as
17 follows:
18 COMMENCING at the Southeast Corner of said Section
19 31; thence South 89°20'04" West 555.32 feet; thence
20 North 00°39'56" West 70.00 feet to the TRUE POINT
21 OF BEGINNING; thence continuing North 00°39'56"
22 West 130.00 feet; thence South 89°20'04" West
23 200.00 feet; thence South 00°39'56" East 150.00
24 feet; thence North 89°20'04" East 180.00 feet to a
25 point on a tangent curve concave to the Northwest
26 having a radius of 20.00 feet; thence northeasterly
27 along the arc of said curve, through a central
28 angle of 90°00'00" an arc length of 31.42 feet to
29 the TRUE POINT OF BEGINNING.

30 Z-7-87 FROM R-4 TO R-5
31 LEGALLY DESCRIBED AS:
32 Lot 1 of Block 3 in South Fifth Street, Tract
33 No. 1.

34 Z-15-87 From R-1 to C-1
35 Legally described as:
36 Lots 3 and 4 of Parcel Map filed in file 43, page 1
37 of Parcel Maps (PM-10-84).

38 Z-36-87 From N-U to R-1
39 Legally described as:
40 The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast
41 Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the
42 Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20
43 South, Range 60 East, M.D.B. &M.

Subject to the following condition:

1. Enter into a sewer-extension and oversizing agreement with the City as required by the Department of Public Works.

Z-50-87

FROM N-U AND C-1 TO C-1

Legally described as:

Lots 1 and 2 of Parcel map filed in file 48, page 66 of Parcel Maps. (PM-44-85).

Z-66-87

FROM N-U TO C-V

Legally described as:

The Northwest Quarter (NW¹/₄) and the North 335.35' of the Southwest Quarter (SW¹/₄) of Section 15, Township 20 South, Range 60 East, M.D.B. &M.

Z-70-87

FROM R-1 TO C-D

LEGALLY DESCRIBED AS:

Lot 659, Block 25, Hyde Park No. 4.

Z-98-87

FROM P-R TO C-1

LEGALLY DESCRIBED AS:

Lot 342, Block 17 of Hyde Park Subdivision No. 3.

Z-33-88

FROM R-1 AND R-4 TO C-1

Legally described as:

A portion of the Southeast Quarter of the Northwest Quarter of Section 33, Township 20 South, Range 61 East, M.D.B. &M., City of Las Vegas, Nevada more particularly described as follows:

Commencing at the North Quarter corner of said Section 33; thence South 0°15'51" West along the North and South Quarter line 1324.09 feet to the TRUE POINT OF BEGINNING; thence North 89°58'05" West 646.63 feet; thence South 0°16'04" West 390.00 feet; thence North 89°53'57" West 156.00 feet; thence South 0°16'04" West 853.30 feet; thence South 89°53'57" East 652.70 feet; thence North 0°15'51" East 150.00 feet; thence South 89°53'57" East 150.00 feet; thence North 0°15'51" East 1094.09 feet to the PLACE OF BEGINNING.

Subject to the following conditions:

1. In the commercial area install minimum 15 foot wide landscaping planters along all street frontages to include 24 inch box mature evergreen trees 50 feet on center, raised berms, boulders, shrubs, and lawn ground cover and a 15 foot wide landscaping planter on the west property line with 24 inch box mature evergreen trees 40 feet on center and lawn ground cover as required by the Department of Community Planning and Development.

2. Construct a sidewalk on Highland Drive and half-street off-site improvements on Alta Drive as required by the Department of Public Works.
3. Provide a Drainage Plan and Technical Drainage Study to be submitted to and approved by the Department of Public Works prior to issuance of any building permits as required by the Department of Public Works.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions,

1 paragraphs, sentences, clauses or phrases be declared unconstitu-
2 tional, invalid or ineffective.

3 SECTION 3: All ordinances or parts of ordinances, sec-
4 tions, subsections, phrases, sentences, clauses or paragraphs
5 contained in the Municipal Code of the City of Las Vegas, Nevada,
6 1983 Edition, in conflict herewith are hereby repealed.

7 PASSED, ADOPTED and APPROVED this 21st day of
8 September, 1988.

9 APPROVED:

10
11 By W. Wayne Bunker
12 W. WAYNE BUNKER, MAYOR PRO TEM

13 ATTEST:

14 Kathleen M. Tighe
KATHLEEN M. TIGHE, City Clerk

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9-26-88

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 17th day of August, 1988,
3 and referred to the following committee composed of Councilmen
4 Miller and Bunker for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 21st day of September, 1988, which was a
7 regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen Adamsen, Bunker, Miller, Nolen and Mayor Lurie
12 VOTING "NAY": NONE
13 ABSENT: NONE

15 APPROVED:

16
17 By W. Wayne Bunker
18 W. WAYNE BUNKER, MAYOR PRO TEM

19 ATTEST:

20
21 Kathleen M. Tighe
22 KATHLEEN M. TIGHE, City Clerk

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Summary: Amends the Land Use Plan Map of the City of Las Vegas by changing various zone designations.

Sponsored by: Mayor Ron Lurie

The above and foregoing was first proposed and read by title to the City Council on the 17th day of August, 1988, and referred to the following committee composed of Miller and Bunker for recommendation; thereafter the said committee reported favorably on said ordinance on the 21st day of September, 1988 which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Councilmen
Adamsen, Bunker, Miller,
Noien and Mayor Lurie
VOTING "NAY" Councilman: 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: September 24, 1988
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

RECEIVED

OCT 3 3 02 PM '88

STATE OF NEVADA, { ss.
COUNTY OF CLARK

JOAN POLLACK

CITY CLERK

, being first duly sworn,

deposes and says: That he is LEGAL CLERK of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 1 TIME

from SEPTEMBER 24, 1988 to SEPTEMBER 24, 1988

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

SEPTEMBER 24, 1988

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

Signed

Subscribed and sworn to before me this 26TH
day of SEPTEMBER, 1988

My Commission Expires



Notary Public in and for Clark County, Nevada

RUTHE V. DESKIN

Notary Public - State of Nevada

CLARK COUNTY

My Appointment Expires Apr. 14, 1989

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Plan Map of the City of Las Vegas
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Sponsored by: Mayor Ron Lurie

At a City Council meeting August
17, 1988 BILL NO. Z-88-2 WAS
READ BY TITLE AND REFERRED
TO RECOMMENDING COMMITTEE:
Councilmen Miller and Bunker.

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VOTING "NAY": Councilmen: NONE
ABSENT: NONE

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RUTHE V. DESKIN
CLARK COUNTY
My Appointment Expires Apr. 14, 1989



084530

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At a City Council meeting August 17, 1988 BILL NO. Z-88-2 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Miller and Bunker.

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