

**BILL NO. 2003-21**

**ORDINANCE NO. 5581**

AN ORDINANCE TO CLARIFY THAT CERTAIN CONDOMINIUM-RELATED CONVERSIONS REQUIRE SITE DEVELOPMENT PLAN REVIEW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Michael J. McDonald      Summary: Clarifies that certain condominium-related conversions require site development plan review.

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

SECTION 1: Title 19, Chapter 18, Section 50, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(B) Applicability.

(1) Site Development Plans Required. Except as otherwise provided in this Subsection (B), a Site Development Plan is required for all development in the City.

(2) Exemptions. Except where the City Council or Planning Commission has specifically reserved the right of review through a prior action, the following activities and improvements do not require a Site Development Plan review:

(a) Single-family or duplex dwelling units[;] except as provided in Paragraph (4) below;

(b) Residential accessory buildings;

(c) On-site signs, walls and fences;

(d) Demolition of a structure;

(e) Sculptures, fountains and other similar improvements;

(f) Normal repairs and maintenance of an existing building or structure;

(g) Activities and improvements undertaken in conjunction with a Temporary Commercial Permit; and

(h) Alterations which do not affect the external dimensions of an existing building or structure, unless the alterations are made to change the use or type of occupancy

034563



1 within part or all of the altered building or structure.

2 (3) Planned Developments. All Site Development Plans for a PD (Planned  
3 Development) District shall conform to the approved Master Development Plan and Development  
4 Standards for that District. The processing and review of Site Development Plans shall be in  
5 accordance with Section 19.18.050(F).

6 (4) Certain Conversions. The conversion of any development from multi-  
7 family or apartment development to condominium status, or the conversion of any condominium  
8 development to a rental-only multi-family or apartment development, shall require a Site Development  
9 Plan Review.

10 SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.18.050  
11 is deemed to be a subchapter rather than a section.

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

20 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...

28 ..

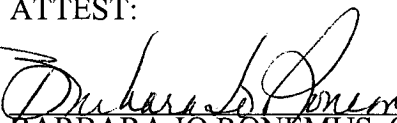
1 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
2 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this 19 day of March, 2003.

4 APPROVED:

5  
6 By   
7 OSCAR B. GOODMAN, Mayor

8 ATTEST:

9   
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 2-6-03  
13 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 19<sup>th</sup> day of February, 2003, and referred to a committee for recommendation; thereafter the  
3 committee reported favorably on said ordinance on the 19<sup>th</sup> day of March, 2003, which was a  
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by  
5 title to the City Council as first read and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, M. McDonald, Brown, L. B.  
McDonald, Weekly and Mack

7 VOTING "NAY": None

8 EXCUSED: None

9 ABSTAINED: None

10 APPROVED:

11   
12 \_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

13 ATTEST:

14   
15 \_\_\_\_\_  
BARBARA JO RONEMUS, City Clerk

RECEIVED  
CITY CLERK

2003 MAR 14 A 11:21

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK  
2656338

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 03/07/2003 to 03/07/2003, on the following days: MARCH 7, 2003

Signed: \_\_\_\_\_

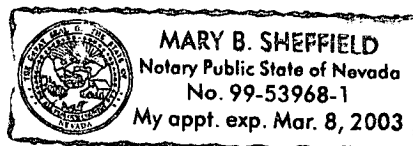
*Donna Stark*

SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

day of March 2003

*Mary B. Sheffield*

Notary Public



BILL NO. 2003-21

AN ORDINANCE TO CLARIFY THAT CERTAIN CONDOMINIUM-RELATED CONVERSIONS REQUIRE SITE DEVELOPMENT PLAN REVIEW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Michael J. McDonald  
Summary: Clarifies that certain condominium-related conversions require site development plan review.

At the City Council meeting of FEBRUARY 19, 2003  
BILL NO. 2003-21 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA  
PUB: March 7, 2003  
LV Review-Journal

RECEIVED  
CITY CLERK

2003 MAR 31 A 11:11

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

CC CLERK  
2678583

4554450CC

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 03/22/2003 to 03/22/2003, on the following days: MARCH 22, 2003

BILL NO. 2003-21  
ORDINANCE NO. 5581

AN ORDINANCE TO CLARIFY THAT CERTAIN CONDOMINIUM-RELATED CONVERSIONS REQUIRE SITE DEVELOPMENT PLAN REVIEW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Michael J. McDonald  
Summary: Clarifies that certain condominium-related conversions require site development plan review.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of February, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 3rd day of March, 2003, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, L.B. McDonald, Weekly, and Mack  
VOTING "NAY": NONE  
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: March 22, 2003  
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 26

day of March 2003

Mary B. Sheffield  
Notary Public

