

BILL NO. 2003-3

ORDINANCE NO. 5565

AN ORDINANCE TO ALLOW MIXED-USE DEVELOPMENT IN THE DOWNTOWN REDEVELOPMENT AREA BY MEANS OF SPECIAL USE PERMIT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Allows mixed-use development in the Downtown Redevelopment Area by means of special use permit.

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

SECTION 1: Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending Table 2 of the Land Use Tables adopted therein as follows:

(A) In the "Residential & Lodging" element, by deleting from the row pertaining to the use "Multi-Family" the asterisk that appears next to the word, and by deleting from that row the letter "S" as it appears in the columns for the P-R, N-S, O, C-D, C-1 and C-2 Zoning Districts.

(B) By adding to Table 2 a new element, to be designated "Mixed Uses."

(C) By including within the "Mixed Uses" element a row for the new use "Mixed-Use," and putting an asterisk after the name of the use to indicate the existence of applicable base standards.

(D) By putting the letter "S" (indicating Special Use Permit) in the boxes that represent the intersection of the row for "Mixed-Use" with the columns for the R-3, R-4, P-R, N-S, O, C-1 and C-2 Zoning Districts.

SECTION 2: Title 19, Chapter 4, Section 50, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom the subdivision that pertains to the use "Multi-Family."

SECTION 3: Title 19, Chapter 4, Section 50, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new subdivision, entitled "MIXED-USE," reading as follows:

034106



1 MIXED-USE [R-3, R-4, P-R, N-S, O, C-1 and C-2] (Limited Area)

2 *1. Within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218
3 and amended from time to time:

4 (A) Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be
5 permitted by means of Special Use Permit within a P-R, N-S, O, C-1, or a C-2 Zoning District; and

6 (B) Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts
7 may be permitted by means of Special Use Permit within an R-3 or R-4 Zoning District.

8 2. When residential and nonresidential uses are approved for a single parcel:

9 (A) The nonresidential use shall be located at ground level fronting the primary public
10 right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and

11 (B) The overall architecture of the front elevation shall highlight the difference in uses
12 through variations in volume and proportion, and shall be treated as a cohesive whole through finishes
13 and colors.

14 SECTION 4: Title 19, Chapter 20, Section 20, of the of the Municipal Code of the
15 City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto the following term
16 and its corresponding definition:

17 "Mixed-Use" means a combination of certain residential and nonresidential uses on a single parcel,
18 or a mix of certain residential and nonresidential uses within an area that is zoned for either residential
19 or nonresidential use.

20 SECTION 5: In Section 3 of this Ordinance, the brackets that follow the title of the
21 subdivision being added are not intended to indicate deleted matter, but instead are used as the means
22 of indicating the applicable districts.

23 SECTION 6: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010,
24 19.04.050 and 19.20.020 are deemed to be subchapters rather than sections.

25 SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or
26 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
27 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
28 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the

1 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
2 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
3 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
4 invalid or ineffective.

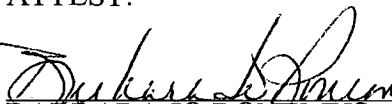
5 SECTION 8: All ordinances or parts of ordinances or sections, subsections, phrases,
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 5th day of February, 2003.

9 APPROVED:

10
11 By 
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 BARBARA JO RONEMUS, City Clerk

16 APPROVED AS TO FORM:

17 Val Steed 12-19-02
18 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 8th day of January, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 5th day of February, 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, L. B.
McDonald, Weekly and Mack

7 VOTING "NAY": None

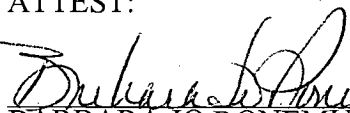
8 EXCUSED: Councilman Brown

9 ABSTAINED: None

10 APPROVED:

11 
12 _____
OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 _____
BARBARA JO RONEMUS, City Clerk

RECEIVED
CITY CLERK

2003 JAN 31 P 12:02

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
2595909

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/24/2003 to 01/24/2003, on the following days: JANUARY 24, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

24

day of _____ 2003

January

Mary B. Sheffield

Notary Public

BILL NO. 2003-3

AN ORDINANCE TO ALLOW MIXED-USE DEVELOPMENT IN THE DOWNTOWN REDEVELOPMENT AREA BY MEANS OF SPECIAL USE PERMIT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Allows mixed-use development in the Downtown Redevelopment Area by means of special use permit.

At the City Council meeting of JANUARY 8, 2003
BILL NO. 2003-3 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: January 24, 2003
LV Review-Journal



MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2003

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
2616230

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 02/08/2003 to 02/08/2003, on the following days: FEB. 8, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

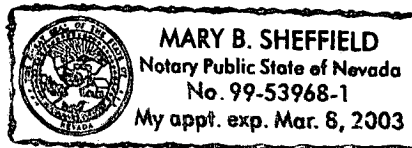
11

day of _____ 2003

February

Notary Public

Mary B. Sheffield



BILL NO. 2003-3
ORDINANCE NO. 5565

AN ORDINANCE TO ALLOW MIXED-USE DEVELOPMENT IN THE DOWNTOWN REDEVELOPMENT AREA BY MEANS OF SPECIAL USE PERMIT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Allows mixed-use development in the Downtown Redevelopment Area by means of special use permit.

The above and foregoing ordinance, was first proposed and read by title to the City Council on the 8th day of January, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 5th day of February, 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, L.B. McDonald, Weekly, and Mack
VOTING "NAY": NONE
EXCUSED: Councilman Brown

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: February 8, 2003
LV Review: Journal

RECEIVED
CITY CLERK

2003 FEB 20 A 10:46