

FIRST AMENDMENT

BILL NO. 94-29

Ordinance No. 3806

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN THEIR ENTIRETY TITLE 18, AND TITLE 19, CHAPTER 84, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26, ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THERETO; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and the development thereof.

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

SECTION 1: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 2: The Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new Title 18, consisting of the provisions set forth as Sections 4 to 219, inclusive, of this Ordinance.

SECTION 3: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 2, consisting of the provisions set forth as Sections 4 to 7, inclusive, of this Ordinance.

SECTION 4: The provisions of this Title are adopted pursuant to authority of NRS Chapter 278 and may be referred to as the Subdivision Regulations of the City of Las

1 Vegas.

2 SECTION 5: The provisions of this Title apply to all divisions of land
3 within the boundaries of the City of Las Vegas. No application for the division of land by a
4 parcel map or tentative/final map shall be approved unless the division is determined to be in
5 conformance with the requirements of this Title and all applicable zoning regulations.

6 SECTION 6: The purpose and intent of this Title is to ensure that all
7 divisions of land occur in conformance with State law; that such divisions are consistent with the
8 City's General Plan and zoning regulations; that required on-site and off-site dedications and
9 public improvements are properly guaranteed or installed; and that appropriate process is followed
10 in the review and approval of such divisions of land.

11 SECTION 7: In construction of the language of this Title, the following
12 rules shall be observed unless such construction would be inconsistent with the manifest intent of
13 the City Council:

14 (A) All provisions, terms, phrases and expressions contained in this Title
15 shall be construed in favor of carrying out the intent of the City Council. Terms used in this
16 Chapter, unless otherwise specifically provided, shall have the meanings set forth in NRS Chapter
17 278.

18 (B) The provisions of this Title shall be deemed to be the minimum
19 requirements adopted for the promotion of the public health, safety, comfort, convenience and
20 general welfare. Where any provision of this Title imposes a restriction upon the subject matter
21 that differs from a restriction imposed by another provision of this Code, the provision imposing
22 the greater restriction shall be deemed to be controlling.

23 (C) The time within which an action is to be taken shall be computed by
24 excluding the first day and including the last day. If the last day is a Saturday, Sunday or legal
25 holiday, that day shall be excluded. The following time-related words shall have the meanings
26 ascribed below.

- 1 (1) "Day" means a calendar day unless otherwise stated.
2 (2) "Week" means seven (7) consecutive calendar days.
3 (3) "Month" means a calendar month.
4 (4) "Year" means a calendar year, unless a fiscal year is
5 indicated.

6 (D) Whenever a provision of this Title requires the head of a department
7 or some other City officer or employee to perform some act or duty, it shall be construed as
8 authorizing the head of the department or other officer to designate, delegate and authorize
9 professional-level subordinates to perform the required act or duty unless the terms of the
10 provision or an applicable State statute specify otherwise.

11 (E) Section and subsection headings contained in this Title are for
12 convenience only and do not modify or limit the meaning or intent of any provision.

13 (F) Unless the context clearly indicates the contrary, words used in the
14 present tense shall include the future, words used in the plural shall include the singular, words
15 used in the singular shall include the plural and words of one gender shall include the other.

16 (G) The words "shall," "must" and "will" are always mandatory. The
17 term "may" is discretionary.

18 (H) Unless the context clearly indicates the contrary, conjunctions shall
19 be interpreted as follows:

20 (1) "And" indicates that all connected items or provisions apply;
21 and

22 (2) "Or" indicates that the connected items or provisions may
23 apply singly or in any combination.

24 (I) Words and phrases shall be construed according to the common and
25 approved usage of the language, but technical words and phrases and others that may have
26 acquired a peculiar and appropriate meaning in law shall be construed and understood according

1 to such meaning.

2 (J) References to "written" information shall mean any representation
3 of words, letters or figures whether by printing or other form or method of writing.

4 SECTION 8: Title 18 of the Municipal Code of the City of Las Vegas,
5 Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter
6 4, consisting of the provisions set forth as Sections 9 to 61, inclusive, of this Ordinance.

7 SECTION 9: The following terms, when used within this Title, shall have
8 the meanings ascribed to them in this Chapter, unless the context clearly indicates otherwise.

9 SECTION 10: "ADT" or "Average daily traffic" means the average
10 number of motor vehicles per day that pass a given point.

11 SECTION 11: "Alley" means a corridor for secondary access to a lot
12 and may be either a private or public facility.

13 SECTION 12: "Benchmark" means grade elevations as determined
14 by standardized vertical ground controls established by the National Geodetic Survey, the City of
15 Las Vegas or Clark County.

16 SECTION 13: "Block" means a tract of land within a subdivision
17 entirely bounded by streets or boundaries of the subdivision.

18 SECTION 14: "City standards" means, in their most recent editions
19 and with the most recent amendments adopted by the City, the Standard Drawings for Public
20 Works Construction Off-Site Improvements, Clark County, Nevada; Uniform Standard
21 Specifications for Public Works Construction Off-Site Improvements, Clark County, Nevada;
22 Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design
23 Manual, Clark County Regional Flood Control District; Design and Construction Standards for
24 Wastewater Collection Systems of Southern Nevada; Summerlin Development Standards;
25 Summerlin Revised Improvement Standards; and any other engineering standards and
26 specifications adopted by the City.

1 SECTION 15: "Covenant, public improvements" means a recorded
2 agreement wherein the owner and all successors in ownership of a parcel of land acknowledge and
3 consent that normal public improvements required under this Code have been deferred with
4 concurrence of the City until such future time that the improvements are then required to be
5 installed per written request of the City or via a special improvement district, or other means,
6 either individually or jointly with other land owners in the vicinity of the parcel. (Also referred
7 to as a "covenant running with land agreement".)

8 SECTION 16: "Cul-de-sac" means a local street with only one
9 connection to other streets and with an approved method of termination at the closed end.

10 SECTION 17: "Determination of application sufficiency
11 (completeness)" refers to a determination that an application for review and approval of a parcel
12 map, tentative or final map is or is not complete at the time of filing. Failure to submit all
13 required forms, fees, studies, drawings, maps and other submission requirements may result in
14 a finding of insufficiency, and no further review or effort to schedule the application for
15 processing is required until sufficiency is achieved.

16 SECTION 18: "Director" means the Director of Community Planning
17 and Development or the Director's designee, unless a specific provision indicates otherwise.

18 SECTION 19: "Drainage facilities" means any type of onsite or
19 offsite berm, containment, conveyance, inlet or discharge improvement to manage storm or
20 nuisance waters within, through or adjacent to a development site.

21 SECTION 20: "Drainage facilities, Type A" refers to lots which are
22 graded to drain surface water directly to the street independently of other properties.

23 SECTION 21: "Drainage facilities, Type B" refers to lots which are
24 graded to drain surface water from the rear yards of lots which are higher in elevation onto
25 adjacent lots which are lower in elevation. Surface water from the front and/or side yards drains
26 to the street independently of other properties.

1 SECTION 22: "Drainage facilities, Type C" refers to lots which are
2 graded to drain all surface water from lots which are higher in elevation onto lots which are lower
3 in elevation.

4 SECTION 23: "Drive, local access" means a private roadway,
5 typically created as an easement, that provides access to a limited number of individual dwelling
6 units and their respective garage units, driveways or parking spaces within developments where
7 all land is held in common. A local access drive typically is a dead-end or looped roadway that
8 intersects with a collector access drive.

9 SECTION 24: "Drive, collector access" means a private roadway
10 which is part of the main circulation network within a development where all land is held in
11 common. Any active on-site private roadway that provides a connection between the internal
12 private roadway network and any public street is considered a collector access drive. For
13 purposes of this Section, an "active" roadway is one that does not limit access by means of a
14 crash gate.

15 SECTION 25: "Driveway" means the improved area connecting a
16 garage to a public or private street or to a private access drive.

17 SECTION 26: "Easement, private" means a right granted by a
18 property owner, generally described and established in a real estate deed/document or recorded
19 subdivision map, to permit a general or specific use by a specific person, group or agency.
20 Private easements are not maintained by the City. Access to individual lots abutting private drives
21 or private streets is generally created through the granting of private access easements.

22 SECTION 27: "Easement, public" means a right granted by a
23 property owner, generally described and established in a real estate deed/document or recorded
24 subdivision map, to permit a general or specific use by the public, a public agency, a public utility
25 or a public corporation, if specified. The maintenance of public easements owned and controlled
26 by the City may be assigned to others if mutually agreeable between the City and the assigned

1 party. Public easements can be granted to overlap all or any portion of any private property or
2 private easement.

3 SECTION 28: "Engineer" means a person currently registered as a
4 professional engineer under the provisions of NRS Chapter 625.

5 SECTION 29: "Fee schedule" means the list of fees and other charges
6 described in Section 213 of this Ordinance, as the list may be revised or amended from time to
7 time.

8 SECTION 30: "Final map" means a map prepared in accordance with
9 the NRS Chapter 278 and the provisions of Sections 98 to 121, inclusive, of this Ordinance.

10 SECTION 31: "Front (of a lot)" means that side of the lot which
11 fronts on a street or drive. In the case of a corner lot, the "front" of the lot shall be considered
12 to be the side which has the lesser dimension in width, unless the Director authorizes another side
13 to be designated as the "front" and attaches whatever conditions are deemed necessary to ensure
14 that such alternative designation does not result in land use incompatibility with the surrounding
15 area. In the case of a through lot, either side which abuts a street or drive may be considered the
16 "front", except in cases where deed restrictions, covenants or map notes prohibit access from one
17 street.

18 SECTION 32: "Lot" means a single parcel of land whose existence,
19 location and dimensions have been defined on a legally recorded subdivision map, survey map of
20 record or a metes and bounds description. The term "lot" shall mean the same as "plot" or
21 "parcel".

22 SECTION 33: "Lot, corner" means a lot abutting two (2) or more
23 streets or drives at their intersection.

24 SECTION 34: "Lot, interior" means a lot other than a corner lot.

25 SECTION 35: "Lot, through" means a lot with frontage on two
26 parallel or nearly parallel streets or drives.

1 SECTION 36: "Lot area" or "lot size" means the horizontal area
2 within the boundaries of a lot.

3 SECTION 37: "Lot lines" means the lines abounding a lot.

4 SECTION 38: "Lot line, corner" means a lot line abutting a street
5 or drive, other than a front lot line.

6 SECTION 39: "Lot line, front" means the line dividing a lot from
7 a street or drive. In the case of a corner lot, the "front" of the lot shall be considered to be the
8 side which has the lesser dimension in width, unless the Director authorizes another side to be
9 designated as the front and attaches whatever conditions are necessary to ensure that such
10 alternative designation does not result in land use incompatibility with the surrounding area. In
11 the case of a through lot, either side which abuts a street or drive may be considered the "front,"
12 except in cases where deed restrictions or other public or private covenants prohibit access from
13 one street or drive.

14 SECTION 40: "Lot line, rear" means a lot line which is opposite and
15 most distant from the front lot line and, in case of an irregular, triangular or odd-shaped lot, a
16 line not less than ten (10) feet in length, within the lot, generally parallel to and at the maximum
17 distance from the front lot line.

18 SECTION 41: "Lot line, side" means any lot line which is not a front
19 lot line, rear lot line or corner lot line.

20 SECTION 42: "Lot width" means the narrower of the horizontal
21 distances separating side lot lines measured at the front and rear building setback line.

22 SECTION 43: "Off-site improvements" means the same as Public
23 Improvements.

24 SECTION 44: "Owner" means a person who has a fee interest in the
25 land sought to be subdivided, as evidenced by a recorded deed.

26 SECTION 45: "Parcel map" means a map prepared for recording in

1 accordance with NRS Chapter 278 and with the provisions of this Title.

2 SECTION 46: "Public improvements" means streets, alleys, curbs,
3 gutters, sidewalks, streetlighting systems, traffic control signage and systems, sanitary sewer
4 systems, drainage facilities, fire hydrants and other miscellaneous facilities and improvements to
5 be owned by a public entity that are generally for the benefit of the subdivision or development
6 and are required by the City to be constructed and accepted within public rights-of way or public
7 easements. Public improvements also may include the dedication of public rights-of-way and
8 easements, as applicable. Improvements other than those described in the preceding sentences are
9 "private improvements."

10 SECTION 47: "Roadway" means a corridor for pedestrian and/or
11 vehicular movements along with improvements, if any, and right-of-ways and/or easements.

12 SECTION 48: "Standards for access drives" means those adopted City
13 standards, if any, governing the design and construction of private access drives.

14 SECTION 49: "Standards for private streets" means those adopted
15 standards governing the design and construction of private streets and detailed in the City
16 standards.

17 SECTION 50: "Street, all-weather" means a public or private
18 roadway which is surfaced with materials that allow ordinary motorized vehicles to utilize the
19 street in all weather conditions.

20 SECTION 51: "Street, arterial" means a roadway with a minimum
21 right-of-way width of one hundred (100) feet and an existing or potential design capacity of two
22 (2) or more travel lanes in each direction. An arterial street is the same as a "primary
23 thoroughfare".

24 SECTION 52: "Street, local access" means a street that is designed
25 to provide frontage for individual lots and primarily carries traffic having a destination or origin
26 on the street itself.

1 SECTION 53: "Street, major collector" means a roadway with a
2 minimum right-of-way width of eighty (80) feet and an existing or potential design capacity of two
3 (2) or more travel lanes in each direction. A major collector street is the same as a "secondary
4 thoroughfare".

5 SECTION 54: "Street, minor collector" means a roadway with a
6 minimum right-of-way width of sixty (60) feet that provides a generally direct connection between
7 local access streets and arterial or major collector streets.

8 SECTION 55: "Street, private" means any roadway, other than a
9 "local access drive" or "collector access drive," that is not owned by a public entity.

10 SECTION 56: "Street, public" means a public roadway for vehicular
11 and/or pedestrian traffic, whether designated as a street, turning lane, freeway, highway,
12 thoroughfare, parkway, throughway, road, avenue, drive, lane, boulevard, place, or other
13 transportation facility, but not including alleys.

14 SECTION 57: "Subdivider" means a person, firm, corporation,
15 partnership or association that has legal or beneficial ownership of land and who causes that land
16 to be divided by means of the parcel map or tentative/final map processes of this Title.

17 SECTION 58: "Subdivision" has the meaning ascribed to that term
18 in NRS Chapter 278.

19 SECTION 59: "Surveyor" means a person currently registered as a
20 professional land surveyor under the provisions of NRS Chapter 625.

21 SECTION 60: "Tentative map" means a preliminary plan or map
22 prepared for the purpose of showing the location, design and conditions of a proposed subdivision.

23 SECTION 61: "Vacation" means the abandonment of a right-of-way
24 or easement, or the relinquishment of the City's interest (if any) in U. S. Government Patent
25 Reservations.

26 SECTION 62: Title 18 of the Municipal Code of the City of Las

1 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
2 Chapter 6, consisting of the provisions set forth as Sections 63 to 81, inclusive, of this Ordinance.

3 SECTION 63: The provisions of this Chapter set forth the
4 administrative and procedural requirements for the division of land by a parcel map. The parcel
5 map process does not require Planning Commission or City Council action. The Director shall
6 determine if a parcel map complies with this Chapter and shall issue final approval for and sign
7 a parcel map if a determination of compliance is made.

8 SECTION 64: The proposed division of real property into four (4)
9 or fewer lots for purposes of sale, transfer or development requires the submittal, approval and
10 recordation of a parcel map. Parcel maps shall be processed in accordance with the procedures
11 and standards set forth in the remaining sections of this Chapter.

12 SECTION 65: The owner of property to be divided by means of the
13 parcel map process shall file with the Director an application for approval of a parcel map along
14 with the application fee set forth in the fee schedule. The fee shall be non-refundable.

15 SECTION 66: An application for a parcel map shall be made on a
16 form established by the Director and made available to the public. The complete parcel map
17 application submission shall be accompanied by a sufficient number of copies, as determined by
18 the Director, of a twenty-four by thirty-two (24 x 32) inch original of a parcel map drawing and
19 shall contain the items set forth in Appendix A to this Title.

20 SECTION 67: Upon determining that a parcel map application is
21 complete, the Director shall cause review of the application for a parcel map and obtain comments
22 from other affected departments. This review shall be conducted within the time period specified
23 by NRS Chapter 278.

24 SECTION 68: The Director shall determine whether or not a parcel
25 map complies with this Chapter. Upon determining, pursuant to this Chapter, that all conditions
26 and requirements have been met and that all appropriate certification signatures are complete, the

1 Director shall give final approval to the parcel map. The Director shall then be authorized to sign
2 the appropriate certification and release the parcel map for recordation.

3 SECTION 69: Approval of a parcel map shall be contingent upon a
4 determination that the map and the proposed development comply with applicable zoning
5 regulations, the provisions of this Title and all requirements set forth in Sections 70 to 81,
6 inclusive, of this Ordinance.

7 SECTION 70: Approved water supply systems shall be installed and
8 maintained in accordance with City standards, Las Vegas Valley Water District standards, Clark
9 County Health District standards or State of Nevada standards, whichever are applicable.
10 Approval of a parcel map does not in any manner ensure the adequacy or availability of future
11 water supplies to service the proposed development.

12 SECTION 71: Sanitary sewer collection and disposal systems shall
13 be required, installed and maintained in accordance with City standards. Unless septic systems
14 are permitted by the Clark County Health District, connection to the public sanitary sewer system
15 shall be required. If required improvements are deferred, a public improvements covenant which
16 runs with the land shall be recorded which ensures future installation of any deferred
17 improvements.

18 SECTION 72: All lots created by the parcel map process shall have
19 access to a public street or have access via an irrevocable private street easement or private access
20 drive. Public street dedications to ensure lot access or the continuity of necessary public streets
21 adjacent to or through the parcel map site also may be required, as necessary, by the Department
22 of Public Works.

23 SECTION 73: All lots created by the parcel map process that are less
24 than two and one-half (2.5) acres in size shall have access by way of an all-weather street which
25 meets the requirements of the Clark County PM-10 Plan. Proof of legal access to the parcel map
26 site may be required to be submitted prior to approval of the parcel map.

1 SECTION 74: All public improvements adjacent to and, if proposed,
2 interior to the parcel map site shall be fully installed to current City standards. In certain
3 locations, because of existing improvements or special neighborhood plans, paved access to a
4 parcel map site also may be required by the Department of Public Works. When appropriate, the
5 requirement for the installation of public improvements or any portion thereof may be delayed if
6 the Director of Public Works so recommends because of any of the following listed situations and
7 provided the applicant executes and records a covenant running with land agreement for all
8 improvements so delayed prior to the release of the parcel map for recordation:

9 (A) The parcel map creates large lots upon which no immediate
10 development is intended;

11 (B) The parcel map site is located more than 660 feet (one nominal
12 block) from existing full or partial improvements;

13 (C) The parcel map site is located in an area where partial or full public
14 street improvements are not customary;

15 (D) The parcel map site is located in an area where no street
16 improvements currently exist and are not committed for by means of a public improvements
17 covenant or other named document with similar intent, a covenant running with land agreement,
18 a valid outstanding condition of approval for zoning or plot plan review, a budget appropriation
19 or signed contract; or

20 (E) Extenuating site-related circumstances exist.

21 SECTION 75: The applicant shall be responsible for the installation
22 of all dust control improvements that may be required under applicable law, or the contribution
23 of monies in lieu of improvements, on all public streets adjacent to the parcel map site. Bonds
24 will not be allowed in lieu of improvements for dust control improvements. The waiver of the
25 requirement of dust control improvements by the appropriate authority must be based upon
26 extenuating circumstances and take into account the recommendation of the Director of Public

1 Works.

2 SECTION 76: Private streets shall be fully improved in all cases with
3 paving, curb and gutter, and public sewers and fire hydrants where available. Gravel or paved
4 street improvements shall include engineered street grades.

5 SECTION 77: A parcel map site two (2) gross acres or larger in size
6 shall comply with the requirements of LVMC Title 20, relating to flood control. A parcel map
7 site smaller than two (2) acres gross may be required to meet such requirements if the site is
8 determined by the Department of Public Works to be in an area of known flooding or if the site
9 is in an area of unknown flood potential.

10 SECTION 78: Prior to the release of the parcel map for recordation,
11 all dedications and required improvements shall be completed or such shall be guaranteed in
12 accordance with Section 175. All delayed improvements allowed, if any, must be guaranteed with
13 the recordation of a covenant running with land agreement.

14 SECTION 79: The parcel map shall include the memorandum of oaths
15 described in NRS 625.320 and the certificate of the surveyor required pursuant to NRS 278.375.

16 SECTION 80: The parcel map shall be recorded within one (1) year
17 of the date of approval or such approval shall become null and void. The approved parcel map
18 and any covenants shall be filed and recorded with the County Recorder prior to the sale or
19 transfer of land within a parcel map. A reproducible copy of the recorded parcel map or a
20 compatible digital format shall be submitted to the Director immediately upon recordation.

21 SECTION 81: No building permit shall be issued for any structure
22 on property within a parcel map land division until:

23 (A) The parcel map has been recorded with the County Recorder;

24 (B) A reproducible copy of the recorded parcel map has been filed in
25 accordance with Section 80 of this Ordinance; and

26 (C) All required public streets and easements, including access from

1 public streets to the parcels, have been dedicated and provision has been made for required
2 improvements.

3 SECTION 82: Title 18 of the Municipal Code of the City of Las
4 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
5 Chapter 8, consisting of the provisions set forth as Sections 83 to 96, inclusive, of this Ordinance.

6 SECTION 83: The provisions of this Chapter set forth the
7 administrative and procedural requirements for the subdivision of land by means of a tentative
8 map. The tentative map process requires Planning Commission review and action.

9 SECTION 84: Whenever a division of land is proposed that does not
10 meet the criteria for a parcel map, the applicant shall file a tentative map of the proposed
11 subdivision with the Director. The preparation and submission of a tentative map shall be in
12 compliance with the provisions of NRS Chapter 278 and any additional regulations contained in
13 this Title.

14 SECTION 85: No application for a tentative map shall be approved
15 unless it is determined that the proposed subdivision will be in conformance with all applicable
16 zoning regulations. If the site is not zoned appropriately to accommodate the proposed
17 subdivision, an appropriate rezoning application must be filed by the applicant and be approved
18 by the City Council prior to approval of the tentative map.

19 SECTION 86: Tentative maps shall be processed in accordance with
20 the procedures and standards set forth in the remaining sections of this Chapter.

21 SECTION 87: A complete tentative map application shall be
22 submitted to the Department of Community Planning and Development, along with the application
23 fee set forth in the fee schedule, at least thirty (30) days prior to the date of the meeting at which
24 the applicant wishes to have a tentative map considered by the Planning Commission. The fee
25 shall be non-refundable.

26 SECTION 88: A complete application for a tentative map shall be

1 made on a form established by the Director and made available to the public. An application for
2 a tentative map shall be accompanied by a sufficient number of copies, as determined by the
3 Director, each twenty-four by thirty-six (24 x 36) inch in size, of a tentative map drawing and
4 contain the items set forth in Appendix B to this Title. The drawing shall be made at an
5 engineer's scale (not an architect's scale) and should be such that it will fill no less than 75
6 percent of the sheet. A scale of 1"=20' is preferred, with 1"=40' and 1"=100' the next most
7 preferred scales. If the Director determines that the tentative map will not fit on a twenty-four
8 by thirty-six (24 x 36) inch drawing such that all pertinent information is clearly legible, the
9 Director may approve the use of a larger map size that does not exceed thirty-six by forty-eight
10 (36 x 48) inches.

11 SECTION 89: The Director shall determine if the application is
12 complete and includes all required data and information necessary to conduct a complete
13 evaluation. Within five (5) working days after submittal of a tentative map application, the
14 Director shall:

15 (A) Accept the application as complete and begin the review process,
16 scheduling the map for consideration on the next available Planning Commission agenda; or

17 (B) Provide written notice to the applicant specifying the deficiencies of
18 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.
19 The Director shall take no further action on the application until the deficiencies are remedied.

20 SECTION 90: Upon determining that the tentative map application
21 is complete, the Director shall cause review of the application and preparation of a staff report.
22 The Director shall coordinate the review of the application by other departments and shall
23 incorporate appropriate recommendations by those Departments into the staff report. The report
24 shall be made available to the applicant, if possible, at least five days before the Planning
25 Commission meeting for which the application is scheduled to be heard. The Director shall
26 recommend any changes in the design of the proposed subdivision necessary to achieve the

1 purposes of this Title.

2 SECTION 91: The subdivider or the subdivider's representative may
3 be requested to attend an application review conference to receive a staff assessment of the
4 proposed tentative map and to receive notice of any changes required to bring the application into
5 conformance with City requirements.

6 SECTION 92: The Planning Commission shall conduct its review and
7 take action on the application in conformance with NRS Chapter 278.

8 SECTION 93: (A) It is the intent of the City to minimize to the
9 extent possible those instances in which grade changes result in large expanses of monotonous
10 walls facing adjacent property or public streets. Type "B" drainage and cross-fall streets, while
11 undesirable, may be allowed on a case-by-case basis as measures to mitigate large expanses of
12 monotonous walls.

13 (B) Whenever, on the perimeter of a project, walls are proposed which:

14 (1) Face a public street or adjoining property not in common
15 ownership;

16 (2) Are within a single plane and are not separated by
17 landscaping; and

18 (3) Exceed the maximum acceptable wall heights indicated in
19 Table "A" below,

20 the applicant shall submit three copies of a plan of proposed perimeter grades which indicates all
21 such walls. This plan may be superimposed on the tentative map but must be legible. The plan
22 shall include cross sections of all sections of the project perimeter with walls which exceed the
23 heights indicated in Table "A". For purposes of Table "A", wall heights shall be measured from
24 the proposed grade on the exterior side of the project to the top of the wall.

25 . . .

26 . . .

TABLE "A"

<u>Slope of Natural Grade</u>	<u>Maximum Acceptable Wall Height</u>
0 to 2 percent	10 feet
above 2 to 4 percent	12 feet
above 4 percent	14 feet

(C) The plan described in Subsection (B) shall be forwarded to the Planning Commission together with the tentative map. In such cases, the City will notify all property owners within three-hundred (300) feet of any portion of the project perimeter where a wall exceeds the maximum acceptable heights indicated in Table "A", and the Planning Commission shall hold a public hearing concerning the tentative map and the plan of proposed project perimeter grades. The applicant shall pay the fee set forth in the fee schedule for the required hearing and processing. The Planning Commission's review is final unless appealed to the City Council.

(D) When considering the tentative map application, the Planning Commission shall take into account the submitted plan of proposed project perimeter grades. Approval of the tentative map shall constitute approval of the associated plan of project perimeter grades.

(E) If the final drainage and grading plan for the project substantially changes an approved plan of project perimeter grades, as determined by the Director, the tentative map and a new project perimeter grade plan must be reviewed and approved by the Planning Commission as in the first instance.

SECTION 94: In the event that Planning Commission approval of a tentative map is contingent upon significant revisions or amendments, the applicant shall submit to the Director four (4) new prints of the revised tentative map incorporating such revisions or amendments before the final map may be presented for consideration by the Planning

1 Commission.

2 SECTION 95: If a final map is not approved within the time specified
3 in NRS Chapter 278 following the approval of the tentative map or recordation of the previously
4 recorded final map, or extension thereof, then the tentative map application and approval shall
5 lapse and a new tentative map shall be required. The Planning Commission may grant an
6 extension pursuant to NRS Chapter 278.

7 SECTION 96: Whenever any subdivider proposes to subdivide land
8 within the City limits, a copy of the tentative map must be forwarded by the City to the Clark
9 County Planning Commission or its designated representative as required by NRS Chapter 278.

10 SECTION 97: Title 18 of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
12 Chapter 10, consisting of the provisions set forth as Sections 98 to 121, inclusive, of this
13 Ordinance.

14 SECTION 98: The provisions of this Chapter set forth the
15 administrative and procedural requirements for the subdivision of land by a final map. The final
16 map process requires Planning Commission review and action.

17 SECTION 99: A final map, prepared in accordance with the approved
18 tentative map, or a series of final maps each covering a portion of an approved tentative map,
19 shall be submitted in compliance with the provisions of NRS Chapter 278 and any additional
20 regulations contained in this Title. Extensions of time for the filing of final maps shall be
21 governed by NRS Chapter 278.

22 SECTION 100: The procedures and standards set forth in Sections 101
23 to 121, inclusive, of this Ordinance shall govern the process for review, approval and recordation
24 of a final map.

25 SECTION 101: A complete final map application shall be submitted
26 to the Department of Community Planning and Development, along with a fee set forth in the fee

1 schedule. The Planning Commission shall conduct its review and take action within the time
2 period specified by NRS Chapter 278. The fee shall be non-refundable.

3 SECTION 102: Application for a final map shall be made on a form
4 established by the Director and made available to the public. The application must be
5 accompanied by a sufficient number of copies, as determined by the Director, of a twenty-four
6 by thirty-two (24 x 32) inch original of the final map drawing. The final map application shall
7 contain the items set forth in Sections 112 to 120, inclusive, of this Ordinance, and in Appendix
8 C to this Title.

9 SECTION 103: The Director shall determine if the application is
10 complete and includes all required data and information necessary to conduct a complete
11 evaluation. Within five (5) working days after submittal of a final map application, the Director
12 shall:

13 (A) Accept the application as complete and begin the review process; or
14 (B) Provide written notice to the applicant specifying the deficiencies of
15 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.
16 The Director shall take no further action on the application until the deficiencies are remedied.

17 SECTION 104: If, during review of the final map application, it is
18 determined that any tentative map conditions have not been met, the final map application shall
19 be deemed incomplete.

20 SECTION 105: An application shall not be deemed complete until the
21 applicant has submitted documentation from the Department of Public Works that a drainage plan
22 and technical drainage study is not required or that the required plan and study have been
23 submitted in proper form to the Department of Public Works.

24 SECTION 106: If the final map conforms with all requirements of
25 NRS 278.010 through 278.630, inclusive; applicable City standards and regulations; and the
26 approved tentative map, the final map shall be approved by the Planning Commission. If the map

1 does not conform with all those requirements, the Planning Commission shall deny the map or
2 approve it subject to conditions which bring the map into conformance. If the applicant agrees
3 to waive any statutory time limitations that apply to action on a map, the Planning Commission
4 may withhold final action in order to allow the applicant additional time to demonstrate that the
5 map conforms to all applicable requirements.

6 SECTION 107: After a final map has been approved by the Planning
7 Commission, the applicant shall make those modifications necessary to ensure compliance with
8 any conditions imposed by the Planning Commission. The Director shall be responsible for
9 determining compliance with all requirements before a final map may be released for recordation.
10 Before signing the final map certificate, the Director must determine that all requirements and
11 conditions have been met, including:

- 12 (A) Submittal of a corrected final map, if appropriate;
- 13 (B) Completion of all certification signatures;
- 14 (C) Dedication of all easements and rights-of-way;
- 15 (D) Completion of all public improvements associated with the
16 subdivision, as required by the City, unless the subdivider elects to enter into an agreement with
17 the City to make such improvements pursuant to Chapter 14 of this Title;
- 18 (E) Payment of all applicable inspection and developer fees and posting
19 of all required bonds or documents of security;
- 20 (F) Execution of all required agreements; and
- 21 (G) Submittal of a one (1) inch equals two hundred (200) feet scale
22 version of the final map drawing or a copy of such drawing in compatible digital format.

23 SECTION 108: Following Planning Commission approval of a final
24 map, permits for the construction of on-site and off-site improvements may be granted upon
25 approval of the following plans, as applicable, by the Department of Public Works:

- 26 (A) All street plans including profiles;

1 (B) All sewer and water plans including profiles; and

2 (C) All street lighting and traffic plans.

3 SECTION 109: A final map presented for recording shall include the
4 following items:

5 (A) A report from a title company which lists the names of each owner
6 of record of the land to be divided and each holder of record of a security interest in the land to
7 be divided, if the security interest was created by a mortgage or a deed of trust. If for a common-
8 interest community, as defined in NRS 116.110323, said report shall show that there are no liens
9 of record against the property or any part thereof for delinquent state, county, municipal, federal
10 or local taxes or assessments collected as taxes or special assessments.

11 (B) The written consent of each holder of record of a security interest
12 described in Subsection (A), consenting to the preparation and recordation of the final map. A
13 holder of record may consent by signing the final map or a separate document that is filed with
14 the final map and that declares his consent to the division of land.

15 SECTION 110: Monuments must be set before the final map is
16 recorded unless the subdivider furnishes a performance bond or other suitable assurance to the
17 City guaranteeing that the monuments will be set by a land surveyor on or before a date certain.
18 Monumentation shall comply with the specifications set forth in Appendix D to this Title.

19 SECTION 111: The provisions of NRS Chapter 278 shall govern the
20 time within which a subdivider must record a final map or obtain any extension of time therefor.
21 The subdivider shall be responsible for the timely filing of any extension request.

22 SECTION 112: Construction plans and specifications related to a final
23 map shall be accompanied by or include the documents and information described in Sections 113
24 to 120, inclusive, of this Ordinance. Such plans and specifications shall be submitted to and
25 approved by the Director of Public Works prior to start of construction of any improvements.

26 SECTION 113: All subdivision construction plans and specifications

1 shall be sealed by an engineer registered in the State of Nevada and shall comply with City
2 standards. Plans and specifications shall clearly indicate the distinction between existing and
3 proposed improvements, and each plan sheet shall carry in the lower right-hand corner the name
4 of the subdivision, the type of design shown on the plan, the name of the streets shown on the
5 plan, the name of the engineer, the date, the sheet number and any other information deemed
6 necessary by the Director of Public Works. Each plan sheet shall have a north arrow and indicate
7 the scale used. Submitted plans shall be on original reproducible sheets, mylar preferred, with
8 permanent ink and shall be twenty four (24) inches by thirty-six (36) inches in dimension. A
9 compatible digital format copy of the approved plans may be required by the Department of Public
10 Works.

11 SECTION 114: The applicant shall submit street plans and profiles
12 showing curve data, centerline and curb-lines with reference to back of curb, including radius,
13 center angle, tangent and length of curve; curb type; street names; benchmarks, and all valley
14 gutters. Each profile view shall show the existing ground line prior to construction, percent
15 grades of centerline and centerline elevations at all changes in vertical and horizontal alignment.
16 Any documentation from the City Traffic Engineer that is required by Sections 129 and 140 shall
17 be submitted with street plans and profiles.

18 SECTION 115: Plans shall indicate the proposed location of each
19 streetlight standard, including pole type and gauge; the number and type of luminaries per pole;
20 luminaire wattage and lamp type; conductor quality, size and insulation type; all underground
21 conduit locations, sizes and types; proposed service connection locations or, if approved prior to
22 submittal, the connection point to an existing street lighting circuit. All equipment and locations
23 shall be in conformance to City standards.

24 SECTION 116: The applicant shall submit sufficient information in the
25 form of maps and profiles prepared by an engineer to indicate the proper drainage of surface
26 water to natural drainage courses or into public drainage-ways. Any modifications to drainage

patterns adjacent to the subject site shall also be noted on the plans. If drainage is across lands used as private lots, the location and width of rights-of-way and/or easements shall be indicated on the final map.

SECTION 117: The applicant shall submit sufficient plans and profiles to show all sanitary sewer collection system information necessary to determine compliance with City standards. Each plan view shall show lot lines; lot and block numbers; exact location of wastewater lines with reference to property lines; location of manholes and house laterals; street names and benchmark elevations. Each profile view shall show the proposed finished grade above the pipe or, if no street construction is involved, existing ground line; top of manhole elevation; invert elevation; stationing and, if available, coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and distance between manholes.

SECTION 118: The applicant shall submit plans showing the exact size and location of all water lines, valves and fire hydrants.

SECTION 119: The applicant shall submit a grading plan showing:

- (A) North arrow and scale;
- (B) Benchmark (City datum);
- (C) Engineer's dated signature and seal;
- (D) Existing topography at one-foot (1') contour intervals to extend one hundred (100) feet beyond the tract limits (with the exception that, where grades exceed ten percent, two-foot (2') contour intervals may be used);
- (E) Property corners and spot elevations sufficient to show drainage patterns and all conforming conditions;
- (F) Proposed pad and finished floor elevations;
- (G) Finished floor elevations of nearby buildings;
- (H) Proposed curb elevations at grade breaks, beginning and end of curve;

- 1 (I) Direction of water flow and percent of grade of site;
2 (J) Direction of water flow and percent of grade of existing and proposed
3 drainage ways;
4 (K) Direction of flow, percent of grade and other pertinent features for
5 any off-site drainage improvements which are part of the project;
6 (L) Details of approved drainage facilities for the lots;
7 (M) Details of all approved drainage facilities including but not limited
8 to storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements; and
9 (N) Existing walls abutting the subdivision and proposed walls within or
10 adjacent to the subdivision.

11 SECTION 120: The following data shall be submitted with the plans:

- 12 (A) Excavation and fill (cubic yards);
13 (B) A. C. paving (square yards);
14 (C) Curb and gutter (lineal feet);
15 (D) Sidewalk (square feet);
16 (E) Valley gutter (square feet);
17 (F) Sewer mains, trunk lines, laterals and connections (size and lineal
18 feet);
19 (G) Manholes (each);
20 (H) Street lighting (each); and
21 (I) Water mains (size and lineal feet), water services and number of fire
22 hydrants.

23 SECTION 121: The applicant shall notify the Director of Public Works
24 at least twenty-four (24) hours in advance of the scheduled date and time that construction and
25 installation work relating to required public improvements is to commence. If delays occur, the
26 applicant shall notify the Director of Public Works not less than two (2) hours prior to the

1 rescheduled time.

2 SECTION 122: Title 18 of the Municipal Code of the City of Las
3 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
4 Chapter 12, consisting of the provisions set forth as Sections 123 to 172, inclusive, of this
5 Ordinance.

6 SECTION 123: The design standards of this Chapter shall constitute
7 the minimum design and construction standards for all development and land divisions created
8 through the parcel map and tentative/final map processes. All improvements required by this Title
9 shall be designed, installed and maintained in accordance with applicable City standards.

10 SECTION 124: All proposed subdivisions shall be designed in a
11 manner that provides for and facilitates the logical overall design, placement and continuity of
12 adjacent and internal subdivision streets with respect to adjacent land parcels, and in accordance
13 with the City's Master Plan of Streets and Highways. The standards set forth in Sections 125 to
14 151, inclusive, of this Ordinance shall apply to public streets, private streets and private drives,
15 unless otherwise provided.

16 SECTION 125: Local streets shall be designed to minimize traffic.
17 Such streets shall not be stubbed to adjacent property unless designed as an approved integral
18 street pattern in connection with an approved tentative map. A subdivision shall be designed so
19 as to ensure that the maximum number of housing units have access to and front local streets.

20 SECTION 126: Collector streets shall be designed to provide logical
21 service connection to adjacent undeveloped tracts of land and shall extend already existing
22 collector service from adjacent subdivisions and development as required.

23 SECTION 127: Pedestrian and vehicle conflict points shall be
24 minimized. Sidewalks shall be required adjacent to public streets in accordance with City
25 standards. The Department of Public Works may require sidewalks adjacent to private streets and
26 drives to separate pedestrian and vehicular movements along higher traffic volume roadways, such

1 as collector access drives and access drives into shopping center sites.

2 SECTION 128: Street design and layout shall minimize, to the extent
3 possible, the channeling of direct traffic or access from nonresidential uses to or through adjacent
4 residential areas.

5 SECTION 129: Any subdivision with more than 100 lots shall have
6 more than one active access roadway unless the subdivider obtains the written concurrence of the
7 City Traffic Engineer that a single access roadway can provide adequately for the safety and
8 convenience of the future residents of the subdivision.

9 SECTION 130: All proposed street names shall comply with the City's
10 adopted street name regulations. Before any street name may be used, it must first be approved
11 by the Director and by the Department of Fire Services.

12 SECTION 131: Public street right-of-way widths shall comply with
13 City standards.

14 SECTION 132: Private street widths, cross-sections and design criteria
15 shall comply with City standards.

16 SECTION 133: No street shall be permitted which would create the
17 potential for a dead-end stub unless the subdivider can provide appropriate assurances that the
18 street will be continued onto the adjacent property or that the street is required by the City.

19 SECTION 134: If public alleys are provided, they shall be paved and
20 have a minimum width of twenty (20) feet.

21 SECTION 135: Cul-de-sacs shall be designed and installed in
22 accordance with City standards.

23 SECTION 136: Any subdivision boundary street which is shown on
24 the Master Plan of Streets and Highways shall be dedicated for one-half ($\frac{1}{2}$) of its required right-
25 of-way width. Half streets may be permitted along subdivision boundary lines only if such streets
26 are major streets or if the City determines that traffic, topography, drainage and design factors

1 justify half streets. Except under extreme circumstances, half streets shall not be permitted within
2 the interior of a subdivision.

3 SECTION 137: Whenever there exists a partially dedicated street or
4 alley abutting a proposed subdivision, the remainder of the required right-of-way shall be
5 dedicated and improved by the subdivider.

6 SECTION 138: Any intersection of any street that provides external
7 access from a subdivision to any existing or planned street abutting the subdivision which has a
8 right-of-way of sixty (60) feet or more shall be offset from any other intersection by at least two
9 hundred twenty (220) feet, measured from centerline to centerline. Intersections of streets
10 providing service internally within a subdivision, where they do not intersect arterial or major
11 streets, shall be offset a minimum of one hundred twenty-five (125) feet.

12 SECTION 139: Street intersections shall be at an angle of ninety (90)
13 degrees, or as close to ninety (90) degrees as is practicable. In no case shall an intersection be
14 at an angle less than seventy-five (75) degrees.

15 SECTION 140: Streets shall not be connected to collector and arterial
16 streets so that intersections are created within three hundred (300) feet of the point where the
17 approach connects to the inside of a horizontal curve. The City Traffic Engineer may waive this
18 requirement in writing if the applicant can demonstrate that the design can maintain safe sight
19 distances.

20 SECTION 141: Vertical curves shall be provided in all changes in
21 grade where the total algebraic difference is one (1) percent or greater. The Director of Public
22 Works may waive this requirement if the applicant can demonstrate that meeting this requirement
23 is impracticable. The minimum length of vertical curves for local streets shall be fifty (50) feet
24 per each percent of change in grade and for collector streets, or larger, the minimum length shall
25 be seventy-five (75) feet per each percent change in grade.

26 SECTION 142: Reverse or compound curves on any street, except

1 local streets, shall be separated by a tangent of one hundred (100) feet or more. The Director of
2 Public Works may waive this requirement if the applicant can demonstrate that meeting this
3 requirement is impracticable.

4 SECTION 143: A minimum sight clearance for unobstructed vision
5 shall be provided at all intersections in accordance with City standards. The areas of unobstructed
6 vision shall be detailed on the final map or included by reference, and shall be noted as areas
7 where improvements are restricted by City standards. The requirement for unobstructed vision
8 shall apply to the location of all public and private facilities and improvements as determined by
9 the Director of Public Works. All plans regarding drainage, grading, fence layout and other
10 construction shall reflect compliance with the unobstructed vision requirement.

11 SECTION 144: The Director of Public Works may require the
12 subdivider to install paving transitions and crossovers to accommodate existing and proposed
13 paving improvements with a "sawtooth" or nonuniform alignment or width if the necessary public
14 right-of-way or easement exists or can be obtained by the City.

15 SECTION 145: An access street from existing paved streets outside
16 a subdivision boundary to the subdivision boundary shall be paved to a minimum width of twenty-
17 four (24) feet, with AC paving and standard base course as specified by the City Engineer. The
18 City Engineer shall designate which street must be improved as an access street. A secondary
19 paved access route may be required depending upon the volume of traffic generated by the
20 development.

21 SECTION 146: Compaction of street sub-grade and base materials shall
22 comply with City standards.

23 SECTION 147: Driveway design and construction shall comply with
24 City standards. Except as otherwise permitted by those standards:

25 (A) For all single-family and duplex residential lots, no more than a
26 single entrance or circular driveway shall be provided.

1 (B) For subdivisions or development containing other housing types or
2 nonresidential uses, the number, type and location of driveways must first be approved by the
3 Director of Public Works.

4 (C) No driveway access shall be permitted from any residential lots from
5 a side or rear yard onto any arterial or larger street classification in conformance with Section 153
6 of this Ordinance.

7 SECTION 148: Street lighting for public streets shall be designed,
8 installed or upgraded in accordance with City standards.

9 SECTION 149: When utilized on private streets or access drives,
10 access control gates and storage areas shall be designed, installed and located in accordance with
11 City standards. Access control gates and all appurtenant facilities and equipment shall not be
12 located in the public right-of-way. An adequate vehicle queuing area as determined by the
13 Director of Public Works must be provided in order to prevent blockage of public streets. A
14 pedestrian gate separate from the vehicular movement area also shall be provided.

15 SECTION 150: All emergency access gates shall be designed, installed
16 and maintained in accordance with City standards.

17 SECTION 151: Private access drives shall be constructed in sufficient
18 manner and width to accommodate anticipated onsite traffic conditions and shall be in accordance
19 with any applicable City standards.

20 SECTION 152: Subdivisions shall be designed to provide safe and
21 convenient living environments and traffic circulation. Whenever blocks are longer than one
22 thousand two hundred (1,200) feet, the Planning Commission may require the dedication and
23 construction of pedestrian walkways, pedestrian or bicycle pathways or greenbelts of not less than
24 five (5) feet in width where deemed necessary for circulation and access to schools and
25 playgrounds. The complete length of any such way shall be fully visible from the adjacent street.

26 SECTION 153: Each lot within a subdivision shall have access to a

1 public or private street or access drive that complies with City standards. Lots with residential
2 zoning and having less than one hundred feet on any side adjacent to a primary or secondary
3 thoroughfare, as designated on the City's Master Plan of Streets and Highways, shall be
4 prohibited vehicular access to the primary or secondary thoroughfare. Said access prohibition
5 shall be clearly indicated on the recorded final map. Unless no alternative exists due to the size
6 or depth of the land to be divided, no residential lot shall front onto a primary or secondary
7 thoroughfare. All such lots shall be oriented to have either their rear or side yard lines adjacent
8 to the primary or secondary thoroughfare.

9 SECTION 154: Lots shall not be divided by City boundary lines.

10 SECTION 155: Minimum lot area requirements shall be established
11 in accordance with City zoning regulations. In addition to zoning requirements, the size of lots
12 not served by public water supply and/or public sanitary sewer systems must comply with
13 applicable Clark County Health Department standards.

14 SECTION 156: Sidewalks shall be provided in accordance with City
15 street standards. Alternative pedestrian ways, greenbelt systems or other sidewalk designs
16 acceptable to the Director of Public Works may be approved by the Planning Commission. The
17 final sidewalk system shall provide a logical and continuous path to area pedestrian destinations,
18 including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be
19 in accordance with City standards. If more restrictive standards beyond those adopted by the City
20 also apply to the design and location of sidewalks, it shall be the responsibility of the developer
21 (and not the City) to enforce compliance with such regulations.

22 SECTION 157: The design and construction of all curbs, gutters and
23 other drainage improvements and facilities shall comply with City standards and with any site-
24 specific drainage plan and technical drainage study that has been accepted or approved by the
25 City.

26 SECTION 158: All curb and gutter on streets with a right-of-way width

1 of 60 feet or more shall be L-type. On all other streets, whether private or public, 30-inch roll-
2 type curb and gutter may be allowed as long as the requirements of the site-specific drainage plan
3 and technical drainage study do not prohibit the use of roll-type curb due to anticipated drainage
4 flows.

5 SECTION 159: The design and construction of all sanitary sewer
6 improvements shall comply with City standards.

7 SECTION 160: Sanitary sewer lines shall be located in dedicated
8 public rights-of-way, public streets, sanitary sewer easements or public alleys. In any case where
9 a public sanitary sewer line is located in a public utility easement a sanitary sewer easement also
10 shall be dedicated.

11 SECTION 161: Sanitary sewer lines shall be installed to provide
12 laterals to each lot. Laterals that serve single-family dwellings shall have a minimum diameter
13 of four (4) inches and be extended to the property line. Plans and profiles showing the exact
14 location of constructed public sewer lines along with all laterals shall be submitted to the City
15 upon completion of construction.

16 SECTION 162: No sanitary sewer clean-out shall be permitted in
17 public rights-of-way.

18 SECTION 163: Water supply shall be adequate for all domestic use
19 plus fire protection. The system is adequate if it can furnish the required fire flow (in gallons per
20 minute) from any fire hydrant for the required duration of time while the required residual
21 pressures are maintained in the system. Required fire flow shall be provided within a five
22 hundred (500) foot hose lay distance from any point of the building.

23 SECTION 164: Adequate water supply does not include the extent to
24 which a system depends upon pumps delivering directly to mains. Required fire flow shall be
25 available even though pumps may not be operating.

26 SECTION 165: For a subdivision that proposes a water supply from

1 a source other than the Las Vegas Valley Water District, the subdivider must submit to the City
2 a copy of a State well permit; the design showing pressure, capacity, potential population capable
3 of being served; and measures necessary to comply with National Board of Fire Underwriters
4 recommended fire flow. The subdivider must submit an agreement or other written commitment
5 satisfactory to the City guaranteeing a water supply for the subdivision. Lines to hydrants shall
6 conform to recommendations of the National Board of Fire Underwriters.

7 SECTION 166: Any water supply obtained from wells shall be clearly
8 shown on the map. A statement shall be submitted stating the capacity of the well, pressure,
9 population that can be served and State certificate number issued for each well.

10 SECTION 167: For purposes of determining the number of hydrants
11 required for a particular development, the maximum amount of flow per hydrant that may be
12 counted in determining the system's adequacy is one thousand five hundred (1,500) gallons per
13 minute. The criteria for determining the fire flow and number of hydrants for any specific
14 subdivision shall be those set forth in the Uniform Fire Code and the I.S.O. Manual adopted by
15 the City.

16 SECTION 168: In areas containing single-family detached dwellings,
17 hydrants shall be spaced not more than six hundred (600) feet apart. In areas containing
18 residential planned unit developments, apartments and townhomes, hydrants shall be spaced at
19 intervals of three hundred (300) to five hundred (500) feet, depending on size, spacing and
20 construction type. Spacing shall be determined by the Chief of Fire Services.

21 SECTION 169: Hydrants shall be located in conformance with
22 applicable Standard Drawings and the Uniform Fire Code. No hydrant shall be located inside or
23 within twenty (20) feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant
24 easements shall be provided for all public fire hydrants not located within public street rights-of-
25 way.

26 SECTION 170: Hydrants shall be installed prior to the commencement

1 of any combustible construction so that no structure is further than six hundred (600) feet from
2 a hydrant. Hydrants shall be installed as required by the Department of Fire Services. All-
3 weather access, as approved by the Department of Fire Services, shall be provided to all hydrants
4 and combustible construction.

5 SECTION 171: Hydrants shall conform to the latest edition of
6 American Water Works Standard, C502, for fire hydrants, and the specifications set forth in City
7 standards.

8 SECTION 172: A landscaping plan may be provided by the subdivider
9 as an integral part of subdivision design. Such a plan may be prepared and submitted with each
10 final map application addressing the landscape design of the subdivision with respect to such
11 features as wall or fence design; land forms or berms; rocks and boulders; trees and plant
12 materials; sculpture, art, paving materials, street furniture and subdivision entrance statements.
13 Landscaping shall conform to all applicable City requirements. In no case shall landscaping or
14 landscaping features be permitted that impede proper visibility at intersections or driveways.
15 Where common lots are shown for landscaping, the applicant shall cause the creation of a
16 homeowners association for purposes of owning the common lot and maintaining the landscaping.

17 SECTION 173: Title 18 of the Municipal Code of the City of Las
18 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
19 Chapter 14, consisting of the provisions set forth as Sections 174 to 177, inclusive, of this
20 Ordinance.

21 SECTION 174: The subdivider is responsible for the construction of
22 all public improvements and for any private improvements associated with the parcel map or
23 subdivision that may be required by the City. Required improvements shall be completed prior
24 to the recordation of the parcel map or final map, unless the subdivider enters into an agreement
25 with the City to install such improvements as provided for in Section 175 of this Ordinance or has
26 executed a covenant running with land agreement, whichever is applicable, as determined by the

1 Department of Public Works. Required dedications must be accomplished prior to the release of
2 the parcel map or final map or such dedications must be noted on the approved maps as being
3 offered for dedication.

4 SECTION 175: The subdivider shall execute an agreement that
5 guarantees the construction of the required improvements and shall provide security for their
6 construction in an amount equal to the estimated cost of construction plus ten (10) percent
7 additional for contingencies. The agreement shall be secured by such good and sufficient bond
8 or other security as is deemed appropriate by the City to protect the public interest, and shall be
9 in an amount determined to be sufficient to complete all required improvements and to remove
10 all rubbish, trash, debris, surplus material and equipment from the area. The City Engineer shall
11 be responsible for review and, if deemed acceptable, approval of all cost estimates for
12 construction of required public improvements. The subdivider's engineer shall be responsible for
13 submitting all improvement plans and quantity estimates in a manner and form that complies with
14 City requirements.

15 SECTION 176: The surety documents or other documents of security
16 required in connection with an agreement to install improvements shall specify the duration of the
17 security and its manner of release, and shall provide remedies in the event of default. Such
18 security may be in the form of:

- 19 (A) A cash deposit or approved government securities;
20 (B) A performance or surety bond issued by a company authorized to
21 issue such bonds in Nevada;
22 (C) An agreement with a lending institution operating under Nevada law,
23 providing that the institution shall reserve sufficient funds out of the subdivider's construction loan
24 (or funds otherwise set aside for the use of the subdivider) to assure completion of all required
25 improvements, shall retain ten percent of the funds until the improvements are accepted by the
26 City and shall not release any funds without the approval of the City Engineer;

1 ((D) A first deed of trust on real property located in or near the City. The
2 deed of trust must name the City as beneficiary and be accompanied by appropriate agreements
3 or other documents that sufficiently bind the subdivider and trustor to the satisfaction of the City
4 Attorney. The appraised market value of the property which is the subject of the deed of trust
5 must equal or exceed one-hundred twenty-five (125) percent of the value of the amount of security
6 determined necessary by the City Engineer.

7 SECTION 177: A subdivider may request the inclusion of a subdivision
8 within a special improvement district and the City may include a subdivision in accordance with
9 applicable procedures. If the City elects to proceed with a district that includes a subdivision, the
10 City shall release the subdivider from the improvement guarantee executed pursuant to Section
11 176 above. The obligation to release shall not accrue until the contract for the special
12 improvement district project has been awarded, and the release shall be only to the extent that the
13 work of improvement will be accomplished through the special improvement district.

14 SECTION 178: Title 18 of the Municipal Code of the City of Las
15 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
16 Chapter 16, consisting of the provisions set forth as Sections 179 to 185, inclusive, of this
17 Ordinance.

18 SECTION 179: Any person aggrieved by a staff decision to approve
19 or deny a parcel map may appeal to the Planning Commission in writing within fifteen (15) days
20 after the Director makes a decision. All appeals of parcel map decisions shall be filed with the
21 Director and be accompanied by a non-refundable fee as set forth in the fee schedule. The
22 Planning Commission shall hear the appeal within thirty (30) days after the appeal is filed. If the
23 appeal is denied, the applicant shall have thirty (30) days in which to file an appeal with the City
24 Council. The City Council shall hear the appeal within thirty (30) days after the appeal to the
25 City Council is filed. All appeals granted by the Planning Commission shall be forwarded
26 automatically to the City Council for final action.

1 SECTION 180: Any person aggrieved by the final action of the
2 Planning Commission with respect to a tentative map or final map may appeal that action, in
3 writing, to the City Council within seven (7) days after the decision is made. All appeals of
4 tentative and final map decisions shall be filed with the Director and be accompanied by a non-
5 refundable fee as set forth in the fee schedule. The City Council shall hear the appeal within
6 thirty (30) days after the appeal is filed.

7 SECTION 181: Except as otherwise provided for appeals concerning
8 maps, any applicant who is aggrieved by any decision made by City staff concerning the
9 requirements of this Chapter may appeal that decision by submitting a letter to the Director which
10 states the nature of the appeal and why the appeal should be granted, along with a nonrefundable
11 fee as set forth in the fee schedule. Any drawings or other materials needed to support the appeal
12 shall be submitted with the letter. The appeal shall be heard by the Planning Commission within
13 thirty days of acceptance of the letter by the Director. The Planning Commission shall make a
14 recommendation regarding the appeal. Following action by the Planning Commission, the appeal
15 shall be scheduled for the next available agenda of the City Council, which shall make the final
16 determination on the appeal.

17 SECTION 182: An applicant who wishes to have any requirement of
18 this Chapter waived must apply for said waiver by submitting a letter to the Director indicating
19 the nature of the waiver sought and stating why it should be granted, along with a nonrefundable
20 fee as set forth in the fee schedule. Any drawings or other materials needed to support the
21 application shall be submitted with the letter. The request for waiver shall be heard by the
22 Planning Commission within thirty days of acceptance of the application by the Director. The
23 Planning Commission shall make a recommendation regarding the waiver. Following action by
24 the Planning Commission, the request shall be scheduled for the next available agenda of the City
25 Council, which shall make the final determination on the waiver.

26 SECTION 183: It is unlawful for any person to sell, offer for sale or

1 cause or permit to be sold or offered for sale, any portion of any subdivision or other division of
2 land in the City prior to the recording of an approved parcel map or final map with the County
3 Recorder.

4 SECTION 184: It is unlawful for any person to subdivide land or
5 develop the property therein contrary to the provisions of this Title.

6 SECTION 185: If a subdivider violates or fails to comply with any
7 requirement of this Title or breaches any promise or obligation entered into pursuant to this Title,
8 the City may deny, suspend or revoke any building permit and may issue a stop work order with
9 respect thereto. The City may also suspend the work of a subdivider for such period as deemed
10 necessary, due to unfavorable weather, failure to comply with City standards or other conditions.

11 SECTION 186: Title 18 of the Municipal Code of the City of Las
12 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
13 Chapter 18, consisting of the provisions set forth as Sections 187 to 195, inclusive, of this
14 Ordinance.

15 SECTION 187: Any amendment of a recorded plat, parcel map or
16 other record which changes or purports to change the physical location of any monument, property
17 line or boundary line shall be subject to the requirements of NRS Chapter 278 regarding the
18 amendment of plats.

19 SECTION 188: Any application to revert any final map, parcel map
20 or other instrument to undivided acreage shall comply with the requirements of NRS Chapter 278
21 regarding the abandonment of maps or reversion of divided land to acreage. Acceptance of the
22 application shall be made by the Secretary of the Planning Commission on behalf of the governing
23 body. Review of the application and final action on the application shall be made by the Planning
24 Commission on behalf of the governing body.

25 SECTION 189: The final map of reversion shall be prepared by a
26 professional land surveyor registered pursuant to NRS Chapter 625. The surveyor shall state in

1 his certificate all information required by statute.

2 SECTION 190: The final map of reversion shall be clearly and legibly
3 drawn pursuant to the requirements of NRS Chapter 278. The application shall be accompanied
4 by fourteen (14) copies of a twenty-four by thirty-two (24 x 32) inch original drawing which
5 complies with the requirements of that chapter.

6 SECTION 191: The application for a map of reversion shall include:

7 (A) A report from a title company which lists the names of each owner
8 of record of the land and each holder of record of a security interest in the land, if the security
9 interest was created by a mortgage or a deed of trust; and

10 (B) The written consent of each holder of record of a security interest
11 listed pursuant to the section above to the preparation and recordation of the map of reversion or
12 abandonment. A holder of record of a security interest may consent by signing the map of
13 reversion or abandonment or a separate document that is filed with the map of reversion or
14 abandonment and declares his consent to the reversion or abandonment, provided the map contains
15 a notation that a separate document has been recorded to this effect.

16 SECTION 192: A map of reversion or abandonment must include a
17 certificate, signed and acknowledged pursuant to NRS 111.270, by each person who is an owner
18 of the land, consenting to the preparation and recordation of the map for the purpose of reversion
19 or abandonment.

20 SECTION 193: A map of reversion or abandonment presented to the
21 county recorder for recording shall include a certificate by the Secretary of the Planning
22 Commission stating that the Planning Commission approved the map.

23 SECTION 194: For purposes of Sections 191 and 192 of this
24 Ordinance, a lien for taxes or special assessment and a trust interest under a bond indenture shall
25 be deemed not to be an interest in land.

26 SECTION 195: If a map of reversion or abandonment includes the

1 reversion of any street or easement owned by the City or other governmental entity, the applicable
2 provisions of NRS 278.480 shall be followed before approval of the map.

3 SECTION 196: Title 18 of the Municipal Code of the City of Las
4 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
5 Chapter 20, consisting of the provisions set forth as Sections 197 to 211, inclusive, of this
6 Ordinance.

7 SECTION 197: Two copies of a properly signed petition for vacation
8 shall be filed with the Secretary of the Planning Commission on a form provided by the
9 Department of Community Planning and Development. The petition shall contain a written
10 statement describing the area to be vacated and the reasons for the proposed request, and either
11 a complete legal description from which the right-of-way or other property proposed to be vacated
12 may be plotted or a drawing acceptable to the Department of Community Planning and
13 Development showing an accurate representation of the proposed vacation.

14 SECTION 198: A vacation petition is sufficient if it is signed by at
15 least one owner of property abutting the area proposed to be vacated and is accompanied by a
16 deed or other sufficient evidence of ownership.

17 SECTION 199: Upon receipt of a properly executed petition, the
18 Secretary of the Planning Commission shall maintain said petition, together with all pertinent
19 attachments and exhibits, in the permanent files of the Department of Community Planning and
20 Development as a public record.

21 SECTION 200: In order to provide sufficient time for the necessary
22 investigation by the Planning Commission and its Secretary and agents, an petition for vacation
23 must be filed with the Secretary of the Planning Commission a minimum of thirty (30) days prior
24 to the date of the meeting of the Planning Commission at which said petition for vacation is to
25 be heard and considered.

26 SECTION 201: The Planning Commission shall hold a public hearing

1 on the petition for vacation and shall report its finding to the City Council. The City Council
2 shall notify by certified mail each owner of property abutting the proposed vacation and cause a
3 notice to be published at least once in a newspaper of general circulation in the City or County,
4 setting forth the extent of the proposed vacation and setting a date for public hearing, which must
5 be not less than 10 days and not more than 40 days after the date the notice is first published.

6 SECTION 202: If, after holding the public hearing, the City Council
7 is satisfied that the public will not be materially injured by the proposed vacation, it may order
8 the street, easement or U.S. Government Patent Reservation vacated. The City Council may
9 make the order conditional and the order shall become effective only upon the fulfillment of the
10 conditions prescribed.

11 SECTION 203: If a utility has an easement over any dedicated right-of-
12 way which is vacated, the City Council shall provide in its order for the continuation of that
13 easement. When the City Council vacates its interest in U.S. Government Patent Reservations,
14 easements for utilities will not be retained because they are not included within the City's interest
15 and, therefore, are not affected by vacation of the City's interest.

16 SECTION 204: Whenever the City Council approves a vacation, all
17 applicable City code requirements and design standards of all City departments must be met prior
18 to recordation of the Order of Vacation.

19 SECTION 205: All public improvements adjacent to and/or in conflict
20 with any proposed vacation shall be modified, as necessary, at the expense of the applicant or
21 other responsible person, as required by the Department of Public Works.

22 SECTION 206: Where determined necessary by the Department of
23 Public Works, a drainage plan and technical drainage study shall be submitted by the applicant
24 to and approved by that department prior to recordation of an order of vacation. All drainage
25 easements recommended within the approved drainage study shall be retained.

26 SECTION 207: As and to the extent deemed necessary by the

1 Department of Public Works, the applicant or other responsible person shall install appropriate
2 signage to clearly state that the area vacated is private property and shall construct appropriate
3 off-site improvements or erect barricades to block through traffic movements.

4 SECTION 208: All public streetlights located within the vacation area
5 shall be removed and delivered to the City Electrical Yard by the applicant or other responsible
6 person, as required by the Department of Public Works. The applicant or other responsible
7 person shall pay all costs associated with the rerouting of conduits and electrical circuits and any
8 additional electrical service which is required to maintain the continuity of surrounding
9 streetlights.

10 SECTION 209: Where needed to provide proper transition of right-of-
11 way, the applicant or other responsible person shall dedicate radius corners as required by the
12 Department of Public Works prior to recordation of an order of vacation.

13 SECTION 210: An order of vacation or relinquishment (the
14 "reconveyance") shall not be recorded until all the requirements imposed on the vacation have
15 been met, except that any requirement may be fulfilled for purposes of recordation by providing
16 sufficient security for the performance thereof in accordance with Section 176 of this Ordinance.

17 SECTION 211: If the reconveyance is not recorded within one (1) year
18 after approval by the City Council or within such additional time as may be granted by the
19 Planning Commission, approval of the vacation terminates and a new petition must be submitted.

20 SECTION 212: Title 18 of the Municipal Code of the City of Las
21 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
22 Chapter 22, consisting of the provisions set forth as Sections 213 and 214 of this Ordinance.

23 SECTION 213: There is hereby adopted a fee schedule applicable to
24 applications, petitions and proceedings under this Title. The fee schedule, which is attached to
25 the ordinance codified in this Chapter and is incorporated by this reference, shall be maintained
26 on file in the office of the City Clerk. The fee schedule may be revised or amended from time

1 to time by resolution of the City Council.

2 SECTION 214: Filing fees chargeable under this Title are due and
3 payable at the time an application or petition is filed.

4 SECTION 215: Title 18 of the Municipal Code of the City of Las
5 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
6 Chapter 24, consisting of the provision set forth as Section 216 of this Ordinance.

7 SECTION 216: There is hereby adopted, as part of this Chapter, five
8 appendices, designated as Appendices "A", "B", "C", "D" and "E", which are attached hereto
9 and copies of which shall be maintained in the office of the City Clerk and the Department of
10 Community Planning and Development.

11 SECTION 217: Title 18 of the Municipal Code of the City of Las
12 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
13 Chapter 26, consisting of the provisions set forth as Sections 218 and 219 of this Ordinance.

14 SECTION 218: Appropriate off-site improvements may also be
15 required in connection with development or permit approvals for residential and non-residential
16 developments that are not otherwise subject to the land division requirements of this Title. Such
17 improvements shall conform to City standards.

18 SECTION 219: In order to assure the installation of any improvements
19 required pursuant to Section 218 of this Ordinance, the developer may be required to enter into
20 an off-site improvements agreement and post adequate security therefor in accordance with the
21 provisions of Chapter 14 of this Title.

22 SECTION 220: Title 19, Chapter 84, of the Municipal Code of the
23 City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

24 SECTION 221: Whenever in this ordinance any act is prohibited or
25 is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance
26 the doing of any act is required or the failure to do any act is made or declared to be unlawful

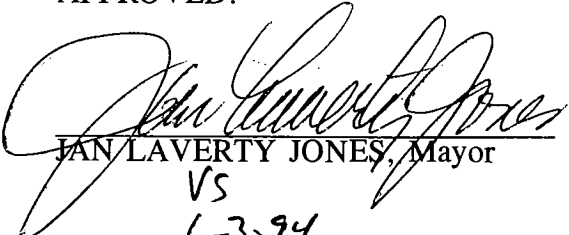
1 or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such
2 required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a
3 fine of not more than \$1,000.00 or by imprisonment for a term of not more than six months, or
4 by any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

6 SECTION 222: If any section, subsection, subdivision, paragraph,
7 sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be
8 unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision
9 shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part
10 thereof. The City Council of the City of Las Vegas, Nevada, hereby declares that it would have
11 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof
12 irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
13 sentences, clauses, or phrases be declared unconstitutional, invalid or ineffective.

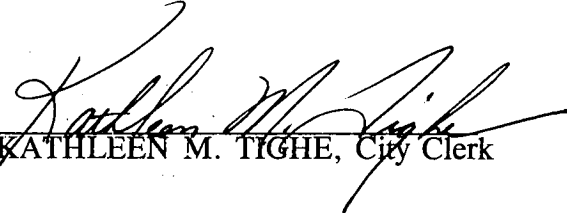
14 SECTION 223: All ordinances or parts of ordinances, sections,
15 subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City
16 of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this 1st day of June, 1994.

18 APPROVED:

19
20 
21 IAN LAVERTY JONES, Mayor
22 VS
23 6-3-94

21 ATTEST:

22
23 
24 KATHLEEN M. TIGHE, City Clerk
25
26

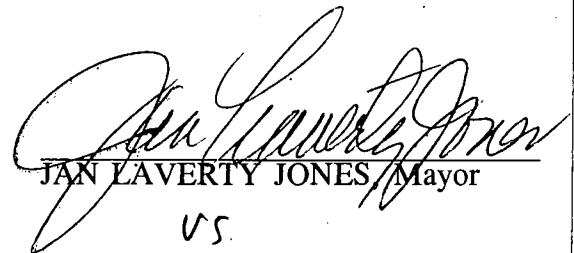
1 The above and foregoing ordinance was first proposed and read by title to
2 the City Council on the 6th day of April, 1994, and referred to the following
3 committee composed of Councilmen Adamsen and Higginson for
4 recommendation; thereafter the said committee reported favorably on said ordinance on the 1st
5 day of June, 1994, which was a regular meeting of said Council; that
6 at said regular meeting, the proposed ordinance was read by title to the City
7 Council as amended and adopted by the following vote:

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

9 VOTING "NAY": NONE

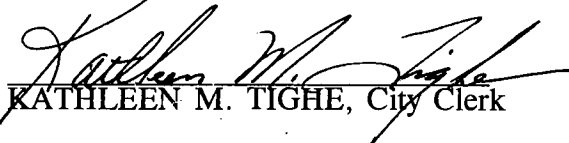
10 ABSENT: NONE

11 APPROVED:

12
13 
14 JAN LAVERTY JONES, Mayor

VS.
6-3-94

15 ATTEST:

16 
17 KATHLEEN M. TIGHE, City Clerk

APPENDIX A
PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application.

☐ A. One (1) copy of County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.

☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.

☐ C. PARCEL MAP CONTENTS

☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);

☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);

☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;

☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;

☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;

☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries;

☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;

☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;

☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;

☐ 10. Assessor's Parcel Number of all adjoining properties; and

☐ 11. A legend, as necessary, to denote the meaning of all symbols utilized.

☐ D. The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

☐ 1. All off-site improvements proposed by the applicant that have a bearing on the proposed division;

☐ 2. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if area is two (2) acres or more, or in square feet if area is less than two (2) acres;

☐ 3. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined on a separate sheet;

☐ 4. Certificate of approval by the Director and the City Surveyor; and

☐ 5. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the map is prepared from a previously recorded survey.

APPENDIX B
TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. TENTATIVE MAP CONTENTS

- ☐ 1. The name of proposed subdivision.
- ☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☐ 3. Date, north point and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☐ 5. Existing topography (obtained by actual survey at one (1) foot contours (based on City datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☐ 6. Existing structures and other physical features.
- ☐ 7. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 8. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 9. Existing and proposed street names.
- ☐ 10. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☐ 11. Existing and proposed utility right-of-way and easement widths.
- ☐ 12. Existing and proposed irrigation or drainage ditch right-of-way and easement widths.
- ☐ 13. Existing and proposed storm drains.
- ☐ 14. Existing and proposed sanitary sewer systems, showing direction of flow and grade and estimated average and peak daily sewage flows to be contributed by proposed subdivision.

- ☐ 15. Existing and proposed potable water mains and, for a subdivision to be supplied by wells, the location, pressure and capacity of such wells, which shall be authorized under state certificate, and the potential population capable of being served by such wells.
- ☐ 16. Proposed reservations or dedications for parks, schools, or other public or quasi-public uses.
- ☐ 17. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

B. SUPPLEMENTAL INFORMATION

The following supplemental information may be required by the Department of Public Works or the Department of Community Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Any proposed deviations from City standards.
- ☐ 3. A copy of the deed for the property, if required.
- ☐ 4. Whenever, on the perimeter of a project, walls are proposed which 1) face a public street or adjoining property not in common ownership; 2) are within a single plane and are not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 8 of this Title, the applicant shall submit three copies of a plan of proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A".
- ☐ 5. A compatible digital format copy of the tentative map.

APPENDIX C
FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. FINAL MAP CONTENTS

- ☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☐ 2. Date, north point and scale.
- ☐ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 4. Existing and proposed street right-of-way widths and corner radii.
- ☐ 5. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 6. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☐ 7. Existing and proposed utility right-of-way and easement widths.
- ☐ 8. Existing and proposed irrigation ditch right-of-way and easement widths.
- ☐ 9. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 10. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 11. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 12. Areas of unobstructed vision at intersections, as described in Chapter 12 of this Title.

B. REQUIRED CERTIFICATIONS.

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.

☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.

☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.

☐ 4. Certificate of Health Division. All final maps shall be certified by the Health Division of the State Department of Human Resources, that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for a public/private potable water supply and a community/individual wastewater system.

☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

☐ 6. Certificate of Planning Commission/Director of Community Planning and Development approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified, by the Director in his/her capacity as the Planning Commission Secretary, that the Planning Commission has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.

☐ 7. Certificate of easement recipients.

☐ 8. Certificate of acknowledgement.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Community Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. FINAL MAP DRAWINGS

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Community Planning and Development.

APPENDIX D MONUMENTATION REQUIREMENTS

A. General Requirements. A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvement or other plans, shall be made by a Nevada Registered Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly registered by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments.

1. General

(a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:

- (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners.
- All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.

(b) All monuments set within the limits of public rights-of-way or private streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

(c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map or final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.

(d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.

(e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.

(f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Land Boundary Surveys" as enumerated by Nevada Administrative Code, (NAC) 625.650 through 625.750 inclusive.

(g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release of the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.

(1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

(a) Record of Survey in accordance with NRS 625.340;

(b) Corner Record in accordance with NRS 329.

(2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a Registered Professional Land Surveyor in the State of Nevada, do hereby certify that the monuments have been set and the tie distances established as shown hereon. This survey was completed on _____.

2. Types of Monuments.

(a) Type I. This monument shall be installed as a section corner or ¼ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction see standard drawing no. 239.

(b) Type II. This monument shall be installed as a surface monument at 1/16 section corners within a street or road section which is paved with Portland Cement Concrete

or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction see Standard Drawing No. 240.

(c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the Parcel or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction see Standard Drawing No. 241.

(d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

(a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ section corners or $\frac{1}{16}$ section corners, as the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.

(b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.

(c) Monumentation at a point of intersection which falls in the limits of a public or private right-of-way will be preferred over setting monuments at P.C.'s or P.T.'s, unless the P.I. falls outside the paved area.

(d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be installed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES

A. CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

(The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form with necessary modifications consistent with project needs to be made by the owner or map applicant:)

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____ and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights-of-way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Central Telephone Company, jointly and severally, Southwest Gas Corporation, Las Vegas Valley Water District and Community Cable T.V., Inc. and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines: (ii) a three-foot wide easement from property line to meter panel to provide access for underground service: (iii) a five-foot wide easement on all property lines that abut public and private streets, to include access to above-ground transformer pads: and (iv) a two-foot wide easement around each transformer pad within the platted lands, for the construction, maintenance, operation and final removal of street lights and fire hydrants and underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.

Dated this _____ day of _____ 19 ____.

(For commercial subdivisions, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:)

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Central Telephone Company, jointly and severally, Southwest Gas Corporation, Las Vegas Valley Water District and Community Cable T.V., Inc. and to their respective successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not

occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances and above-ground electric transformers, together with the right of ingress thereto and egress therefrom.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, and public fire hydrants, together with the right of ingress to and egress therefrom.

B. SURVEYOR'S CERTIFICATE

I, (name of surveyor) , a Professional Land Surveyor in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner) .

2. The lands surveyed lie within (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date)

3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

4. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (A day certain) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Registration Number and Seal:

(Name of Surveyor)

C. CERTIFICATE OF CITY SURVEYOR (OR ENGINEER)

I, (name), City Surveyor (or Engineer) of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before a day certain.

(Print name under signature)

Date

City Surveyor (or Engineer, P.E.)

D. CERTIFICATE OF HEALTH DIVISION

This final map is approved by the Clark County Health District for the Health Division of the Department of Human Resources. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Clark County Health District - (Print name under signature)

Date

E. CERTIFICATE OF WATER RESOURCES DIVISION

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity subject to the review of approval on file in this office.

Division of Water Resources - (Print name under signature)

Date

F. CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted by the Planning Commission of the City of Las Vegas, Nevada on the _____ day of _____, 199_.

(Print name under signature) DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF
THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

G. CERTIFICATE OF EASEMENT RECIPIENTS

We, the herein named easement recipients, approve the grant of the designated easements.

Southwest Gas Corporation - (Print name under signature)	Date
Nevada Power Company - (Print name under signature)	Date
Central Telephone Company - (Print name under signature)	Date
Community Cable T.V., Inc. - (Print name under signature)	Date
Las Vegas Valley Water District - (Print name under signature)	Date
City of Las Vegas - (Print name under signature), City Engineer	Date

H. CERTIFICATE OF ACKNOWLEDGEMENT

The following certificate is sufficient for an acknowledgement in an individual capacity:

ACKNOWLEDGEMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on(date)....

by(name(s) of person(s)).....

.....
(Signature of notarial officer)

(Seal, if any)

.....
(Title and rank)
(My commission expires:.....)

The following certificate is sufficient for an acknowledgement in a representative capacity:

ACKNOWLEDGEMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on(date).... by

.....(name(s) of person(s))..... as

.....(type of authority, e.g., officer, trustee, etc.)..... of

...(name of party on behalf of whom instrument was executed)....

.....
(Signature of notarial officer)

(Seal, if any)

.....
(Title and rank)
(My commission expires:.....)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent.

Ordinance No. ____

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN ITS ENTIRETY TITLE 18 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26, ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THERETO; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and the development thereof.

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

SECTION 1: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

SECTION 2: The Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new Title 18, consisting of the provisions set forth as Sections 4 to 219, inclusive, of this Ordinance.

SECTION 3: Title 18 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 2, consisting of the provisions set forth as Sections 4 to 7, inclusive, of this Ordinance.

SECTION 4: The provisions of this Title are adopted pursuant to authority of NRS Chapter 278 and may be referred to as the Subdivision Regulations of the City of Las Vegas.

SECTION 5: The provisions of this Title apply to all divisions of land

1 within the boundaries of the City of Las Vegas. No application for the division of land by a
2 parcel map or tentative/final map shall be approved unless the division is determined to be in
3 conformance with the requirements of this Title and all applicable zoning regulations.

4 SECTION 6: The purpose and intent of this Title is to ensure that all
5 divisions of land occur in conformance with State law; that such divisions are consistent with the
6 City's General Plan and zoning regulations; that required on-site and off-site dedications and
7 public improvements are properly guaranteed or installed; and that appropriate process is followed
8 in the review and approval of such divisions of land.

9 SECTION 7: In construction of the language of this Title, the following
10 rules shall be observed unless such construction would be inconsistent with the manifest intent of
11 the City Council:

12 (A) All provisions, terms, phrases and expressions contained in this Title
13 shall be construed in favor of carrying out the intent of the City Council. Terms used in this
14 Chapter, unless otherwise specifically provided, shall have the meanings set forth in NRS Chapter
15 278.

16 (B) The provisions of this Title shall be deemed to be the minimum
17 requirements adopted for the promotion of the public health, safety, comfort, convenience and
18 general welfare. Where any provision of this Title imposes a restriction upon the subject matter
19 that differs from a restriction imposed by another provision of this Code, the provision imposing
20 the greater restriction shall be deemed to be controlling.

21 (C) The time within which an action is to be taken shall be computed by
22 excluding the first day and including the last day. If the last day is a Saturday, Sunday or legal
23 holiday, that day shall be excluded. The following time-related words shall have the meanings
24 ascribed below.

25 (1) "Day" means a calendar day unless otherwise stated.

26 (2) "Week" means seven (7) consecutive calendar days.

1 (3) "Month" means a calendar month.

2 (4) "Year" means a calendar year, unless a fiscal year is
3 indicated.

4 (D) Whenever a provision of this Title requires the head of a department
5 or some other City officer or employee to perform some act or duty, it shall be construed as
6 authorizing the head of the department or other officer to designate, delegate and authorize
7 professional-level subordinates to perform the required act or duty unless the terms of the
8 provision or an applicable State statute specify otherwise.

9 (E) Section and subsection headings contained in this Title are for
10 convenience only and do not modify or limit the meaning or intent of any provision.

11 (F) Unless the context clearly indicates the contrary, words used in the
12 present tense shall include the future, words used in the plural shall include the singular, words
13 used in the singular shall include the plural and words of one gender shall include the other.

14 (G) The words "shall," "must" and "will" are always mandatory. The
15 term "may" is discretionary.

16 (H) Unless the context clearly indicates the contrary, conjunctions shall
17 be interpreted as follows:

18 (1) "And" indicates that all connected items or provisions apply;
19 and

20 (2) "Or" indicates that the connected items or provisions may
21 apply singly or in any combination.

22 (I) Words and phrases shall be construed according to the common and
23 approved usage of the language, but technical words and phrases and others that may have
24 acquired a peculiar and appropriate meaning in law shall be construed and understood according
25 to such meaning.

26 (J) References to "written" information shall mean any representation

1 of words, letters or figures whether by printing or other form or method of writing.

2 SECTION 8: Title 18 of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter
4 4, consisting of the provisions set forth as Sections 9 to 61, inclusive, of this Ordinance.

5 SECTION 9: The following terms, when used within this Title, shall have
6 the meanings ascribed to them in this Chapter, unless the context clearly indicates otherwise.

7 SECTION 10: "ADT" or "Average daily traffic" means the average
8 number of motor vehicles per day that pass a given point.

9 SECTION 11: "Alley" means a corridor for secondary access to a lot
10 and may be either a private or public facility.

11 SECTION 12: "Benchmark" means grade elevations as determined
12 by standardized vertical ground controls established by the National Geodetic Survey, the City of
13 Las Vegas or Clark County.

14 SECTION 13: "Block" means a tract of land within a subdivision
15 entirely bounded by streets or boundaries of the subdivision.

16 SECTION 14: "City standards" means, in their most recent editions
17 and with the most recent amendments adopted by the City, the Standard Drawings for Public
18 Works Construction Off-Site Improvements, Clark County, Nevada; Uniform Standard
19 Specifications for Public Works Construction Off-Site Improvements, Clark County, Nevada;
20 Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design
21 Manual, Clark County Regional Flood Control District; Design and Construction Standards for
22 Wastewater Collection Systems of Southern Nevada; and any other engineering standards and
23 specifications adopted by the City.

24 SECTION 15: "Covenant, public improvements" means a recorded
25 agreement wherein the owner and all successors in ownership of a parcel of land acknowledge and
26 consent that normal public improvements required under this Code have been deferred with

1 concurrence of the City until such future time that the improvements are then required to be
2 installed per written request of the City or via a special improvement district, or other means,
3 either individually or jointly with other land owners in the vicinity of the parcel. (Also referred
4 to as a "covenant running with land agreement".)

5 SECTION 16: "Cul-de-sac" means a local street with only one
6 connection to other streets and with an approved method of termination at the closed end.

7 SECTION 17: "Determination of application sufficiency
8 (completeness)" refers to a determination that an application for review and approval of a parcel
9 map, tentative or final map is or is not complete at the time of filing. Failure to submit all
10 required forms, fees, studies, drawings, maps and other submission requirements may result in
11 a finding of insufficiency, and no further review or effort to schedule the application for
12 processing is required until sufficiency is achieved.

13 SECTION 18: "Director" means the Director of Community Planning
14 and Development or the Director's designee, unless a specific provision indicates otherwise.

15 SECTION 19: "Drainage facilities" means any type of onsite or
16 offsite berm, containment, conveyance, inlet or discharge improvement to manage storm or
17 nuisance waters within, through or adjacent to a development site.

18 SECTION 20: "Drainage facilities, Type A" refers to lots which are
19 graded to drain surface water directly to the street independently of other properties.

20 SECTION 21: "Drainage facilities, Type B" refers to lots which are
21 graded to drain surface water from the rear yards of lots which are higher in elevation onto
22 adjacent lots which are lower in elevation. Surface water from the front and/or side yards drains
23 to the street independently of other properties.

24 SECTION 22: "Drainage facilities, Type C" refers to lots which are
25 graded to drain all surface water from lots which are higher in elevation onto lots which are lower
26 in elevation.

1 SECTION 23: "Drive, local access" means a private roadway,
2 typically created as an easement, that provides access to a limited number of individual dwelling
3 units and their respective garage units, driveways or parking spaces within developments where
4 all land is held in common. A local access drive typically is a dead-end or looped roadway that
5 intersects with a collector access drive.

6 SECTION 24: "Drive, collector access" means a private roadway
7 which is part of the main circulation network within a development where all land is held in
8 common. Any active on-site private roadway that provides a connection between the internal
9 private roadway network and any public street is considered a collector access drive. For
10 purposes of this Section, an "active" roadway is one that does not limit access by means of a
11 crash gate.

12 SECTION 25: "Driveway" means the improved area connecting a
13 garage to a public or private street or to a private access drive.

14 SECTION 26: "Easement, private" means a right granted by a
15 property owner, generally described and established in a real estate deed/document or recorded
16 subdivision map, to permit a general or specific use by a specific person, group or agency.
17 Private easements are not maintained by the City. Access to individual lots abutting private drives
18 or private streets is generally created through the granting of private access easements.

19 SECTION 27: "Easement, public" means a right granted by a
20 property owner, generally described and established in a real estate deed/document or recorded
21 subdivision map, to permit a general or specific use by the public, a public agency, a public utility
22 or a public corporation, if specified. The maintenance of public easements owned and controlled
23 by the City may be assigned to others if mutually agreeable between the City and the assigned
24 party. Public easements can be granted to overlap all or any portion of any private property or
25 private easement.

26 SECTION 28: "Engineer" means a person currently registered as a

1 professional engineer under the provisions of NRS Chapter 625.

2 SECTION 29: "Fee schedule" means the list of fees and other charges
3 described in Section 213 of this Ordinance, as the list may be revised or amended from time to
4 time.

5 SECTION 30: "Final map" means a map prepared in accordance with
6 the NRS Chapter 278 and the provisions of Sections 98 to 121, inclusive, of this Ordinance.

7 SECTION 31: "Front (of a lot)" means that side of the lot which
8 fronts on a street or drive. In the case of a corner lot, the "front" of the lot shall be considered
9 to be the side which has the lesser dimension in width, unless the Director authorizes another side
10 to be designated as the "front" and attaches whatever conditions are deemed necessary to ensure
11 that such alternative designation does not result in land use incompatibility with the surrounding
12 area. In the case of a through lot, either side which abuts a street or drive may be considered the
13 "front", except in cases where deed restrictions, covenants or map notes prohibit access from one
14 street.

15 SECTION 32: "Lot" means a single parcel of land whose existence,
16 location and dimensions have been defined on a legally recorded subdivision map, survey map of
17 record or a metes and bounds description. The term "lot" shall mean the same as "plot" or
18 "parcel".

19 SECTION 33: "Lot, corner" means a lot abutting two (2) or more
20 streets or drives at their intersection.

21 SECTION 34: "Lot, interior" means a lot other than a corner lot.

22 SECTION 35: "Lot, through" means a lot with frontage on two
23 parallel or nearly parallel streets or drives.

24 SECTION 36: "Lot area" or "lot size" means the horizontal area
25 within the boundaries of a lot.

26 SECTION 37: "Lot lines" means the lines abounding a lot.

1 SECTION 38: "Lot line, corner" means a lot line abutting a street
2 or drive, other than a front lot line.

3 SECTION 39: "Lot line, front" means the line dividing a lot from
4 a street or drive. In the case of a corner lot, the "front" of the lot shall be considered to be the
5 side which has the lesser dimension in width, unless the Director authorizes another side to be
6 designated as the front and attaches whatever conditions are necessary to ensure that such
7 alternative designation does not result in land use incompatibility with the surrounding area. In
8 the case of a through lot, either side which abuts a street or drive may be considered the "front,"
9 except in cases where deed restrictions or other public or private covenants prohibit access from
10 one street or drive.

11 SECTION 40: "Lot line, rear" means a lot line which is opposite and
12 most distant from the front lot line and, in case of an irregular, triangular or odd-shaped lot, a
13 line not less than ten (10) feet in length, within the lot, generally parallel to and at the maximum
14 distance from the front lot line.

15 SECTION 41: "Lot line, side" means any lot line which is not a front
16 lot line, rear lot line or corner lot line.

17 SECTION 42: "Lot width" means the narrower of the horizontal
18 distances separating side lot lines measured at the front and rear building setback line.

19 SECTION 43: "Off-site improvements" means the same as Public
20 Improvements.

21 SECTION 44: "Owner" means a person who has a fee interest in the
22 land sought to be subdivided, as evidenced by a recorded deed.

23 SECTION 45: "Parcel map" means a map prepared for recording in
24 accordance with NRS Chapter 278 and with the provisions of this Title.

25 SECTION 46: "Public improvements" means streets, alleys, curbs,
26 gutters, sidewalks, streetlighting systems, traffic control signage and systems, sanitary sewer

1 systems, drainage facilities, fire hydrants and other miscellaneous facilities and improvements to
2 be owned by a public entity that are generally for the benefit of the subdivision or development
3 and are required by the City to be constructed and accepted within public rights-of way or public
4 easements. Public improvements also may include the dedication of public rights-of-way and
5 easements, as applicable. Improvements other than those described in the preceding sentences are
6 "private improvements."

7 SECTION 47: "Roadway" means a corridor for pedestrian and/or
8 vehicular movements along with improvements, if any, and right-of-ways and/or easements.

9 SECTION 48: "Standards for access drives" means those adopted City
10 standards, if any, governing the design and construction of private access drives.

11 SECTION 49: "Standards for private streets" means those adopted
12 standards governing the design and construction of private streets and detailed in the City
13 standards.

14 SECTION 50: "Street, all-weather" means a public or private
15 roadway which is surfaced with materials that allow ordinary motorized vehicles to utilize the
16 street in all weather conditions.

17 SECTION 51: "Street, arterial" means a roadway with a minimum
18 right-of-way width of one hundred (100) feet and an existing or potential design capacity of two
19 (2) or more travel lanes in each direction. An arterial street is the same as a "primary
20 thoroughfare".

21 SECTION 52: "Street, local access" means a street that is designed
22 to provide frontage for individual lots and primarily carries traffic having a destination or origin
23 on the street itself.

24 SECTION 53: "Street, major collector" means a roadway with a
25 minimum right-of-way width of eighty (80) feet and an existing or potential design capacity of two
26 (2) travel lanes in each direction. A major collector street is the same as a "secondary

1 thoroughfare".

2 SECTION 54: "Street, minor collector" means a roadway with a
3 minimum right-of-way width of sixty (60) feet that provides a generally direct connection between
4 local access streets and arterial or major collector streets.

5 SECTION 55: "Street, private" means any roadway, other than a
6 "local access drive" or "collector access drive," that is not owned by a public entity.

7 SECTION 56: "Street, public" means a public roadway for vehicular
8 and/or pedestrian traffic, whether designated as a street, turning lane, freeway, highway,
9 thoroughfare, parkway, throughway, road, avenue, drive, lane, boulevard, place, or other
10 transportation facility, but not including alleys.

11 SECTION 57: "Subdivider" means a person, firm, corporation,
12 partnership or association that has legal or beneficial ownership of land and who causes that land
13 to be divided by means of the parcel map or tentative/final map processes of this Title.

14 SECTION 58: "Subdivision" has the meaning ascribed to that term
15 in NRS Chapter 278.

16 SECTION 59: "Surveyor" means a person currently registered as a
17 professional land surveyor under the provisions of NRS Chapter 625.

18 SECTION 60: "Tentative map" means a preliminary plan or map
19 prepared for the purpose of showing the location, design and conditions of a proposed subdivision.

20 SECTION 61: "Vacation" means the abandonment of a right-of-way
21 or easement, or the relinquishment of the City's interest (if any) in U. S. Government Patent
22 Reservations.

23 SECTION 62: Title 18 of the Municipal Code of the City of Las
24 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
25 Chapter 6, consisting of the provisions set forth as Sections 63 to 81, inclusive, of this Ordinance.

26 SECTION 63: The provisions of this Chapter set forth the

1 administrative and procedural requirements for the division of land by a parcel map. The parcel
2 map process does not require Planning Commission or City Council action. The Director shall
3 determine if a parcel map complies with this Chapter and shall issue final approval for and sign
4 a parcel map if a determination of compliance is made.

5 SECTION 64: The proposed division of real property into four (4)
6 or fewer lots for purposes of sale, transfer or development requires the submittal, approval and
7 recordation of a parcel map. Parcel maps shall be processed in accordance with the procedures
8 and standards set forth in the remaining sections of this Chapter.

9 SECTION 65: The owner of property to be divided by means of the
10 parcel map process shall file with the Director an application for approval of a parcel map along
11 with the application fee set forth in the fee schedule. The fee shall be non-refundable.

12 SECTION 66: An application for a parcel map shall be made on a
13 form established by the Director and made available to the public. The complete parcel map
14 application submission shall be accompanied by a sufficient number of copies, as determined by
15 the Director, of a twenty-four by thirty-two (24 x 32) inch original of a parcel map drawing and
16 shall contain the items set forth in Appendix A to this Title.

17 SECTION 67: Upon determining that a parcel map application is
18 complete, the Director shall cause review of the application for a parcel map and obtain comments
19 from other affected departments. This review shall be conducted within the time period specified
20 by NRS Chapter 278.

21 SECTION 68: The Director shall determine whether or not a parcel
22 map complies with this Chapter. Upon determining, pursuant to this Chapter, that all conditions
23 and requirements have been met and that all appropriate certification signatures are complete, the
24 Director shall give final approval to the parcel map. The Director shall then be authorized to sign
25 the appropriate certification and release the parcel map for recordation.

26 SECTION 69: Approval of a parcel map shall be contingent upon a

1 determination that the map and the proposed development comply with applicable zoning
2 regulations, the provisions of this Title and all requirements set forth in Sections 70 to 81,
3 inclusive, of this Ordinance.

4 SECTION 70: Approved water supply systems shall be installed and
5 maintained in accordance with City standards, Las Vegas Valley Water District standards, Clark
6 County Health District standards or State of Nevada standards, whichever are applicable.
7 Approval of a parcel map does not in any manner ensure the adequacy or availability of future
8 water supplies to service the proposed development.

9 SECTION 71: Sanitary sewer collection and disposal systems shall
10 be required, installed and maintained in accordance with City standards. Unless septic systems
11 are permitted by the Clark County Health District, connection to the public sanitary sewer system
12 shall be required. If required improvements are deferred, a public improvements covenant which
13 runs with the land shall be recorded which ensures future installation of any deferred
14 improvements.

15 SECTION 72: All lots created by the parcel map process shall have
16 access to a public street or have access via an irrevocable private street easement or private access
17 drive. Public street dedications to ensure lot access or the continuity of necessary public streets
18 adjacent to or through the parcel map site also may be required, as necessary, by the Department
19 of Public Works.

20 SECTION 73: All lots created by the parcel map process that are less
21 than two and one-half (2.5) acres in size shall have access by way of an all-weather street which
22 meets the requirements of the Clark County PM-10 Plan. Proof of legal access to the parcel map
23 site may be required to be submitted prior to approval of the parcel map.

24 SECTION 74: All public improvements adjacent to and, if proposed,
25 interior to the parcel map site shall be fully installed to current City standards. In certain
26 locations, because of existing improvements or special neighborhood plans, paved access to a

1 parcel map site also may be required by the Department of Public Works. When appropriate, the
2 requirement for the installation of public improvements or any portion thereof may be delayed if
3 the Director of Public Works so recommends because of any of the following listed situations and
4 provided the applicant executes and records a covenant running with land agreement for all
5 improvements so delayed prior to the release of the parcel map for recordation:

6 (A) The parcel map creates large lots upon which no immediate
7 development is intended;

8 (B) The parcel map site is located more than 660 feet (one nominal
9 block) from existing full or partial improvements;

10 (C) The parcel map site is located in an area where partial or full public
11 street improvements are not customary;

12 (D) The parcel map site is located in an area where no street
13 improvements currently exist and are not committed for by means of a public improvements
14 covenant or other named document with similar intent, a covenant running with land agreement,
15 a valid outstanding condition of approval for zoning or plot plan review, a budget appropriation
16 or signed contract; or

17 (E) Extenuating site-related circumstances exist.

18 SECTION 75: The applicant shall be responsible for the installation
19 of all dust control improvements that may be required under applicable law, or the contribution
20 of monies in lieu of improvements, on all public streets adjacent to the parcel map site. Bonds
21 will not be allowed in lieu of improvements for dust control improvements. The waiver of the
22 requirement of dust control improvements by the appropriate authority must be based upon
23 extenuating circumstances and take into account the recommendation of the Director of Public
24 Works.

25 SECTION 76: Private streets shall be fully improved in all cases with
26 paving, curb and gutter, and public sewers and fire hydrants where available. Gravel or paved

1 street improvements shall include engineered street grades.

2 SECTION 77: A parcel map site two (2) gross acres or larger in size
3 shall comply with the requirements of LVMC Title 20, relating to flood control. A parcel map
4 site smaller than two (2) acres gross may be required to meet such requirements if the site is
5 determined by the Department of Public Works to be in an area of known flooding or if the site
6 is in an area of unknown flood potential.

7 SECTION 78: Prior to the release of the parcel map for recordation,
8 all dedications and required improvements shall be completed or such shall be guaranteed in
9 accordance with Section 175. All delayed improvements allowed, if any, must be guaranteed with
10 the recordation of a covenant running with land agreement.

11 SECTION 79: The parcel map shall include the memorandum of oaths
12 described in NRS 625.320 and the certificate of the surveyor required pursuant to NRS 278.375.

13 SECTION 80: The parcel map shall be recorded within one (1) year
14 of the date of approval or such approval shall become null and void. The approved parcel map
15 and any covenants shall be filed and recorded with the County Recorder prior to the sale or
16 transfer of land within a parcel map. A reproducible copy of the recorded parcel map or a
17 compatible digital format shall be submitted to the Director immediately upon recordation.

18 SECTION 81: No building permit shall be issued for any structure
19 on property within a parcel map land division until:

20 (A) The parcel map has been recorded with the County Recorder;

21 (B) A reproducible copy of the recorded parcel map has been filed in
22 accordance with Section 80 of this Ordinance; and

23 (C) All required public streets and easements, including access from
24 public streets to the parcels, have been dedicated and provision has been made for required
25 improvements.

26 SECTION 82: Title 18 of the Municipal Code of the City of Las

1 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
2 Chapter 8, consisting of the provisions set forth as Sections 83 to 96, inclusive, of this Ordinance.

3 SECTION 83: The provisions of this Chapter set forth the
4 administrative and procedural requirements for the subdivision of land by means of a tentative
5 map. The tentative map process requires Planning Commission review and action.

6 SECTION 84: Whenever a division of land is proposed that does not
7 meet the criteria for a parcel map, the applicant shall file a tentative map of the proposed
8 subdivision with the Director. The preparation and submission of a tentative map shall be in
9 compliance with the provisions of NRS Chapter 278 and any additional regulations contained in
10 this Title.

11 SECTION 85: No application for a tentative map shall be approved
12 unless it is determined that the proposed subdivision will be in conformance with all applicable
13 zoning regulations. If the site is not zoned appropriately to accommodate the proposed
14 subdivision, an appropriate rezoning application must be filed by the applicant and be approved
15 by the City Council prior to approval of the tentative map.

16 SECTION 86: Parcel maps shall be processed in accordance with the
17 procedures and standards set forth in the remaining sections of this Chapter.

18 SECTION 87: A complete tentative map application shall be
19 submitted to the Department of Community Planning and Development, along with the application
20 fee set forth in the fee schedule, at least thirty (30) days prior to the date of the meeting at which
21 the applicant wishes to have a tentative map considered by the Planning Commission. The fee
22 shall be non-refundable.

23 SECTION 88: A complete application for a tentative map shall be
24 made on a form established by the Director and made available to the public. An application for
25 a tentative map shall be accompanied by a sufficient number of copies, as determined by the
26 Director, each twenty-four by thirty-six (24 x 36) inch in size, of a tentative map drawing and

1 contain the items set forth in Appendix B to this Title. The drawing shall be made at an
2 engineer's scale (not an architect's scale) and should be such that it will fill no less than 75
3 percent of the sheet. A scale of 1"=20' is preferred, with 1"=40' and 1"=100' the next most
4 preferred scales.

5 SECTION 89: The Director shall determine if the application is
6 complete and includes all required data and information necessary to conduct a complete
7 evaluation. Within five (5) working days after submittal of a tentative map application, the
8 Director shall:

9 (A) Accept the application as complete and begin the review process,
10 scheduling the map for consideration on the next available Planning Commission agenda; or

11 (B) Provide written notice to the applicant specifying the deficiencies of
12 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.
13 The Director shall take no further action on the application until the deficiencies are remedied.

14 SECTION 90: Upon determining that the tentative map application
15 is complete, the Director shall cause review of the application and preparation of a staff report.
16 The Director shall coordinate the review of the application by other departments and shall
17 incorporate appropriate recommendations by those Departments into the staff report. The report
18 shall be made available to the applicant, if possible, at least five days before the Planning
19 Commission meeting for which the application is scheduled to be heard. The Director shall
20 recommend any changes in the design of the proposed subdivision necessary to achieve the
21 purposes of this Title.

22 SECTION 91: The subdivider or the subdivider's representative may
23 be requested to attend an application review conference to receive a staff assessment of the
24 proposed tentative map and to receive notice of any changes required to bring the application in
25 conformance with City requirements.

26 SECTION 92: The Planning Commission shall conduct its review and

1 take action on the application in conformance with NRS Chapter 278.

2 SECTION 93: (A) It is the intent of the City to minimize to the extent
3 possible those instances in which grade changes result in large expanses of monotonous walls
4 facing adjacent property or public streets. Type "B" drainage and cross-fall streets, while
5 undesirable, may be allowed on a case-by-case basis as measures to mitigate large expanses of
6 monotonous walls.

7 (B) Whenever, on the perimeter of the project, walls are proposed which
8 face a public street or adjoining property and which exceed the maximum acceptable heights
9 indicated in Table "A" below, the applicant shall submit three copies of a plan of proposed
10 perimeter grades which indicates all such walls. This plan may be superimposed on the tentative
11 map but must be legible. The plan shall include cross sections of all sections of the project
12 perimeter with walls which exceed the heights indicated in Table "A".

13 TABLE "A"

14 Slope of Natural Grade	Maximum Acceptable Wall Height
15 0 to 2 percent	10 feet
16 above 2 to 4 percent	12 feet
17 above 4 percent	14 feet

18
19 (C) The plan described in Subsection (B) shall be forwarded to the
20 Planning Commission together with the tentative map. In such cases, the City will notify all
21 property owners within three-hundred (300) feet of any portion of the project perimeter where a
22 wall exceeds the maximum acceptable heights indicated in Table "A", and the Planning
23 Commission shall hold a public hearing concerning the tentative map and the plan of proposed
24 perimeter grades. The applicant shall pay the fee set forth in the fee schedule for the required
25 hearing and processing. The Planning Commission's review is final unless appealed to the City
26 Council.

1 (D) When considering the tentative map application, the Planning
2 Commission shall take into account the submitted plan of proposed perimeter grades. Approval
3 of the tentative map shall constitute approval of the associated plan of perimeter grades.

4 (E) If the final drainage and grading plan for the project substantially
5 changes an approved plan of perimeter grades, as determined by the Director, the tentative map
6 and a new perimeter grade plan must be reviewed and approved by the Planning Commission as
7 in the first instance.

8 SECTION 94: In the event that Planning Commission approval of a
9 tentative map is contingent upon significant revisions or amendments, the applicant shall submit
10 to the Director four (4) new prints of the revised tentative map incorporating such revisions or
11 amendments before the final map may be presented for consideration by the Planning
12 Commission.

13 SECTION 95: If a final map is not approved within the time specified
14 in NRS Chapter 278 following the approval of the tentative map or recordation of the previously
15 recorded final map, or extension thereof, then the tentative map application and approval shall
16 lapse and a new tentative map shall be required. The Planning Commission may grant an
17 extension pursuant to NRS Chapter 278.

18 SECTION 96: Whenever any subdivider proposes to subdivide land
19 within the City limits, a copy of the tentative map must be forwarded by the City to the Clark
20 County Planning Commission or its designated representative as required by NRS Chapter 278.

21 SECTION 97: Title 18 of the Municipal Code of the City of Las
22 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
23 Chapter 10, consisting of the provisions set forth as Sections 98 to 121, inclusive, of this
24 Ordinance.

25 SECTION 98: The provisions of this Chapter set forth the
26 administrative and procedural requirements for the subdivision of land by a final map. The final

1 map process requires Planning Commission review and action.

2 SECTION 99: A final map, prepared in accordance with the approved
3 tentative map, or a series of final maps each covering a portion of an approved tentative map,
4 shall be submitted in compliance with the provisions of NRS Chapter 278 and any additional
5 regulations contained in this Title. Extensions of time for the filing of final maps shall be
6 governed by NRS Chapter 278.

7 SECTION 100: The procedures and standards set forth in Sections 101
8 to 121, inclusive, of this Ordinance shall govern the process for review, approval and recordation
9 of a final map.

10 SECTION 101: A complete final map application shall be submitted
11 to the Department of Community Planning and Development, along with a fee set forth in the fee
12 schedule. The Planning Commission shall conduct its review and take action within the time
13 period specified by NRS Chapter 278. The fee shall be non-refundable.

14 SECTION 102: Application for a final map shall be made on a form
15 established by the Director and made available to the public. The application must be
16 accompanied by a sufficient number of copies, as determined by the Director, of a twenty-four
17 by thirty-two (24 x 32) inch original of the final map drawing. The final map application shall
18 contain the items set forth in Sections 112 to 120, inclusive, of this Ordinance, and in Appendix
19 C to this Title.

20 SECTION 103: The Director shall determine if the application is
21 complete and includes all required data and information necessary to conduct a complete
22 evaluation. Within five (5) working days after submittal of a final map application, the Director
23 shall:

- 24 (A) Accept the application as complete and begin the review process; or
25 (B) Provide written notice to the applicant specifying the deficiencies of
26 the application. Such notice is sufficient if it has been delivered, mailed or faxed to the applicant.

1 The Director shall take no further action on the application until the deficiencies are remedied.

2 SECTION 104: If, during review of the final map application, it is
3 determined that any tentative map conditions have not been met, the final map application shall
4 be deemed incomplete.

5 SECTION 105: An application shall not be deemed complete until the
6 applicant has submitted documentation from the Department of Public Works that a drainage plan
7 and technical drainage study is not required or that the required plan and study have been
8 submitted in proper form and that the Director of Public Works is satisfied that the final map
9 application is ready for consideration by the Planning Commission. Until such documentation has
10 been submitted, the City shall have no obligation to place the map on the Planning Commission
11 agenda, and the applicant shall be deemed to have waived the time limitations for action on a map
12 until such approval is given. The applicant shall acknowledge the waiver in writing, if requested,
13 but the applicant's failure to do so shall not affect the City's ability to insist on a complete
14 application.

15 SECTION 106: If the final map conforms with all requirements of
16 NRS 278.010 through 278.630, inclusive; applicable City standards and regulations; and the
17 approved tentative map, the final map shall be approved by the Planning Commission. If the map
18 does not conform with all those requirements, the Planning Commission shall deny the map or
19 approve it subject to conditions which bring the map into conformance. If the applicant agrees
20 to waive any statutory time limitations that apply to action on a map, the Planning Commission
21 may withhold final action in order to allow the applicant additional time to demonstrate that the
22 map conforms to all applicable requirements.

23 SECTION 107: After a final map has been approved by the Planning
24 Commission, the applicant shall make those modifications necessary to ensure compliance with
25 any conditions imposed by the Planning Commission. The Director shall be responsible for
26 determining compliance with all requirements before a final map may be released for recordation.

1 Before signing the final map certificate, the Director must determine that all requirements and
2 conditions have been met, including:

- 3 (A) Submittal of a corrected final map, if appropriate;
- 4 (B) Completion of all certification signatures;
- 5 (C) Dedication of all easements and rights-of-way;
- 6 (D) Completion of all public improvements associated with the
7 subdivision, as required by the City, unless the subdivider elects to enter into an agreement with
8 the City to make such improvements pursuant to Chapter 14 of this Title;
- 9 (E) Payment of all applicable inspection and developer fees and posting
10 of all required bonds or documents of security;
- 11 (F) Execution of all required agreements; and
- 12 (G) Submittal of a one (1) inch equals two hundred (200) feet scale
13 version of the final map drawing or a copy of such drawing in compatible digital format.

14 SECTION 108: Following Planning Commission approval of a final
15 map, permits for the construction of on-site and off-site improvements may be granted upon
16 approval of the following plans, as applicable, by the Department of Public Works:

- 17 (A) All street plans including profiles;
- 18 (B) All sewer and water plans including profiles; and
- 19 (C) All street lighting and traffic plans.

20 SECTION 109: A final map presented for recording shall include the
21 following items:

- 22 (A) A report from a title company which lists the names of each owner
23 of record of the land to be divided and each holder of record of a security interest in the land to
24 be divided, if the security interest was created by a mortgage or a deed of trust. If for a common-
25 interest community, as defined in NRS 116.110323, said report shall show that there are no liens
26 of record against the property or any part thereof for delinquent state, county, municipal, federal

1 or local taxes or assessments collected as taxes or special assessments.

2 (B) The written consent of each holder of record of a security interest
3 described in Subsection (A), consenting to the preparation and recordation of the final map. A
4 holder of record may consent by signing the final map or a separate document that is filed with
5 the final map and that declares his consent to the division of land.

6 SECTION 110: Monuments must be set before the final map is
7 recorded unless the subdivider furnishes a performance bond or other suitable assurance to the
8 City guaranteeing that the monuments will be set by a land surveyor on or before a date certain.
9 Monumentation shall comply with the specifications set forth in Appendix D to this Title.

10 SECTION 111: The provisions of NRS Chapter 278 shall govern the
11 time within which a subdivider must record a final map or obtain any extension of time therefor.
12 The subdivider shall be responsible for the timely filing of any extension request.

13 SECTION 112: Construction plans and specifications related to a final
14 map shall be accompanied by or include the documents and information described in Sections 113
15 to 120, inclusive, of this Ordinance. Such plans and specifications shall be submitted to and
16 approved by the Director of Public Works prior to start of construction of any improvements.

17 SECTION 113: All subdivision construction plans and specifications
18 shall be sealed by an engineer registered in the State of Nevada and shall comply with City
19 standards. Plans and specifications shall clearly indicate the distinction between existing and
20 proposed improvements, and each plan sheet shall carry in the lower right-hand corner the name
21 of the subdivision, the type of design shown on the plan, the name of the streets shown on the
22 plan, the name of the engineer, the date, the sheet number and any other information deemed
23 necessary by the Director of Public Works. Each plan sheet shall have a north arrow and indicate
24 the scale used. Submitted plans shall be on original reproducible sheets, mylar preferred, with
25 permanent ink and shall be twenty four (24) inches by thirty-six (36) inches in dimension. A
26 compatible digital format copy of the approved plans may be required by the Department of Public

1 Works.

2 SECTION 114: The applicant shall submit street plans and profiles
3 showing curve data, centerline and curb-lines with reference to back of curb, including radius,
4 center angle, tangent and length of curve; curb type; street names; benchmarks, and all valley
5 gutters. Each profile view shall show the existing ground line prior to construction, percent
6 grades of centerline and centerline elevations at all changes in vertical and horizontal alignment.
7 Any documentation from the City Traffic Engineer that is required by Sections 129 and 140 shall
8 be submitted with street plans and profiles.

9 SECTION 115: Plans shall indicate the proposed location of each
10 streetlight standard, including pole type and gauge; the number and type of luminaries per pole;
11 luminaire wattage and lamp type; conductor quality, size and insulation type; all underground
12 conduit locations, sizes and types; proposed service connection locations or, if approved prior to
13 submittal, the connection point to an existing street lighting circuit. All equipment and locations
14 shall be in conformance to City standards.

15 SECTION 116: The applicant shall submit sufficient information in the
16 form of maps and profiles prepared by an engineer to indicate the proper drainage of surface
17 water to natural drainage courses or into public drainage-ways. Any modifications to drainage
18 patterns adjacent to the subject site shall also be noted on the plans. If drainage is across lands
19 used as private lots, the location and width of rights-of-way and/or easements shall be indicated
20 on the final map.

21 SECTION 117: The applicant shall submit sufficient plans and profiles
22 to show all sanitary sewer collection system information necessary to determine compliance with
23 City standards. Each plan view shall show lot lines; lot and block numbers; exact location of
24 wastewater lines with reference to property lines; location of manholes and house laterals; street
25 names and benchmark elevations. Each profile view shall show the proposed finished grade above
26 the pipe or, if no street construction is involved, existing ground line; flow-line data for all

1 proposed public sewer segments; top of manhole elevation; invert elevation; stationing and, if
2 available, coordinates (NAD 83) of each manhole; size and type of pipe, percent of grade and
3 distance between manholes.

4 SECTION 118: The applicant shall submit plans showing the exact size
5 and location of all water lines, valves and fire hydrants.

6 SECTION 119: The applicant shall submit a grading plan showing:

- 7 (A) North arrow and scale;
- 8 (B) Benchmark (City datum);
- 9 (C) Engineer's dated signature and seal;
- 10 (D) Existing topography at one-foot (1') contour intervals to extend one
11 hundred (100) feet beyond the tract limits (with the exception that, where grades exceed ten
12 percent, two-foot (2') contour intervals may be used);
- 13 (E) Property corners and spot elevations sufficient to show drainage
14 patterns and all conforming conditions;
- 15 (F) Proposed pad and finished floor elevations;
- 16 (G) Finished floor elevations of nearby buildings;
- 17 (H) Proposed curb elevations at grade breaks, beginning and end of
18 curve;
- 19 (I) Direction of water flow and percent of grade of site;
- 20 (J) Direction of water flow and percent of grade of existing and proposed
21 drainage ways;
- 22 (K) Direction of flow, percent of grade and other pertinent features for
23 any off-site drainage improvements which are part of the project;
- 24 (L) Details of approved drainage facilities for the lots;
- 25 (M) Details of all approved drainage facilities including but not limited
26 to storm drains, pipe sizes, inlets, manholes, valley gutters, swales, berms and easements; and

1 (N) Existing walls abutting the subdivision and proposed walls within or
2 adjacent to the subdivision.

3 SECTION 120: The following data shall be submitted with the plans:

- 4 (A) Excavation and fill (cubic yards);
5 (B) A. C. paving (square yards);
6 (C) Curb and gutter (lineal feet);
7 (D) Sidewalk (square feet);
8 (E) Valley gutter (square feet);
9 (F) Sewer mains, trunk lines, laterals and connections (size and lineal
10 feet);
11 (G) Manholes (each);
12 (H) Street lighting (each); and
13 (I) Water mains (size and lineal feet), water services and number of fire
14 hydrants.

15 SECTION 121: The applicant shall notify the Director of Public Works
16 at least twenty-four (24) hours in advance of the scheduled date and time that construction and
17 installation work relating to required public improvements is to commence. If delays occur, the
18 applicant shall notify the Director of Public Works not less than two (2) hours prior to the
19 rescheduled time.

20 SECTION 122: Title 18 of the Municipal Code of the City of Las
21 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
22 Chapter 12, consisting of the provisions set forth as Sections 123 to 172, inclusive, of this
23 Ordinance.

24 SECTION 123: The design standards of this Chapter shall constitute
25 the minimum design and construction standards for all development and land divisions created
26 through the parcel map and tentative/final map processes. All improvements required by this Title

1 shall be designed, installed and maintained in accordance with applicable City standards.

2 SECTION 124: All proposed subdivisions shall be designed in a
3 manner that provides for and facilitates the logical overall design, placement and continuity of
4 adjacent and internal subdivision streets with respect to adjacent land parcels, and in accordance
5 with the City's Master Plan of Streets and Highways. The standards set forth in Sections 125 to
6 151, inclusive, of this Ordinance shall apply to public streets, private streets and private drives,
7 unless otherwise provided.

8 SECTION 125: Local streets shall be designed to minimize traffic.
9 Such streets shall not be stubbed to adjacent property unless designed as an approved integral
10 street pattern in connection with an approved tentative map. A subdivision shall be designed so
11 as to ensure that the maximum number of housing units have access to and front local streets.

12 SECTION 126: Collector streets shall be designed to provide logical
13 service connection to adjacent undeveloped tracts of land and shall extend already existing
14 collector service from adjacent subdivisions and development as required.

15 SECTION 127: Pedestrian and vehicle conflict points shall be
16 minimized. Sidewalks shall be required adjacent to public streets in accordance with City
17 standards. The Department of Public Works may require sidewalks adjacent to private streets and
18 drives to separate pedestrian and vehicular movements along higher traffic volume roadways, such
19 as collector access drives and access drives into shopping center sites.

20 SECTION 128: Street design and layout shall minimize, to the extent
21 possible, the channeling of direct traffic or access from nonresidential uses to or through adjacent
22 residential areas.

23 SECTION 129: Any subdivision with more than 100 lots shall have
24 more than one active access roadway unless the subdivider obtains the written concurrence of the
25 City Traffic Engineer that a single access roadway can provide adequately for the safety and
26 convenience of the future residents of the subdivision.

1 SECTION 130: All proposed street names shall comply with the City's
2 adopted street name regulations. Before any street name may be used, it must first be approved
3 by the Director and by the Department of Fire Services.

4 SECTION 131: Public street right-of-way widths shall comply with
5 City standards.

6 SECTION 132: Private street widths, cross-sections and design criteria
7 shall comply with City standards.

8 SECTION 133: No street shall be permitted which would create the
9 potential for a dead-end stub unless the subdivider can provide appropriate assurances that the
10 street will be continued onto the adjacent property or that the street is required by the City.

11 SECTION 134: If public alleys are provided, they shall be paved and
12 have a minimum width of twenty (20) feet.

13 SECTION 135: Cul-de-sacs shall be designed and installed in
14 accordance with City standards.

15 SECTION 136: Any subdivision boundary street which is shown on
16 the Master Plan of Streets and Highways shall be dedicated for one-half (½) of its required right-
17 of-way width. Half streets may be permitted along subdivision boundary lines only if such streets
18 are major streets or if the City determines that traffic, topography, drainage and design factors
19 justify half streets. Except under extreme circumstances, half streets shall not be permitted within
20 the interior of a subdivision.

21 SECTION 137: Whenever there exists a partially dedicated street or
22 alley abutting a proposed subdivision, the remainder of the required right-of-way shall be
23 dedicated and improved by the subdivider.

24 SECTION 138: Any intersection of any street that provides external
25 access from a subdivision to any existing or planned street abutting the subdivision which has a
26 right-of-way of sixty (60) feet or more shall be offset from any other intersection by at least two

1 hundred twenty (220) feet, measured from centerline to centerline. Intersections of streets
2 providing service internally within a subdivision, where they do not intersect arterial or major
3 streets, shall be offset a minimum of one hundred twenty-five (125) feet.

4 SECTION 139: Street intersections shall be at an angle of ninety (90)
5 degrees, or as close to ninety (90) degrees as is practicable. In no case shall an intersection be
6 at an angle less than seventy-five (75) degrees.

7 SECTION 140: Streets shall not be connected to collector and arterial
8 streets so that intersections are created within three hundred (300) feet of the point where the
9 approach connects to the inside of a horizontal curve. The City Traffic Engineer may waive this
10 requirement in writing if the applicant can demonstrate that the design can maintain safe sight
11 distances.

12 SECTION 141: Vertical curves shall be provided in all changes in
13 grade where the total algebraic difference is one (1) percent or greater. The Director of Public
14 Works may waive this requirement if the applicant can demonstrate that meeting this requirement
15 is impracticable. The minimum length of vertical curves for local streets shall be fifty (50) feet
16 per each percent of change in grade and for collector streets, or larger, the minimum length shall
17 be seventy-five (75) feet per each percent change in grade.

18 SECTION 142: Reverse or compound curves on any street, except
19 local streets, shall be separated by a tangent of one hundred (100) feet or more. The Director of
20 Public Works may waive this requirement if the applicant can demonstrate that meeting this
21 requirement is impracticable.

22 SECTION 143: A minimum sight clearance for unobstructed vision
23 shall be provided at all intersections in accordance with City standards. The requirement for
24 unobstructed vision shall apply to the location of all public and private facilities and improvements
25 as determined by the Director of Public Works. All plans regarding drainage, grading, fence
26 layout and other construction shall reflect the unobstructed vision requirement.

1 SECTION 144: The Director of Public Works may require the
2 subdivider to install paving transitions and crossovers to accommodate existing and proposed
3 paving improvements with a "sawtooth" or nonuniform alignment or width.

4 SECTION 145: An access street from existing paved streets outside
5 a subdivision boundary to the subdivision boundary shall be paved to a minimum width of twenty-
6 four (24) feet, with AC paving and standard base course as specified by the City Engineer. The
7 City Engineer shall designate which street must be improved as an access street. A secondary
8 paved access route may be required depending upon the volume of traffic generated by the
9 development.

10 SECTION 146: Compaction of street sub-grade and base materials shall
11 comply with City standards.

12 SECTION 147: Driveway design and construction shall comply with
13 City standards. Except as otherwise permitted by those standards:

14 (A) For all single-family and duplex residential lots, no more than a
15 single entrance or circular driveway shall be provided.

16 (B) For subdivisions or development containing other housing types or
17 nonresidential uses, the number, type and location of driveways must first be approved by the
18 Director of Public Works.

19 (C) No driveway access shall be permitted from any residential lots from
20 a side or rear yard onto any arterial or larger street classification in conformance with Section 153
21 of this Ordinance.

22 SECTION 148: Street lighting for public streets shall be designed,
23 installed or upgraded in accordance with City standards.

24 SECTION 149: When utilized on private streets or access drives,
25 access control gates and storage areas shall be designed, installed and located in accordance with
26 City standards. Access control gates and all appurtenant facilities and equipment shall not be

1 located in the public right-of-way. An adequate vehicle queuing area as determined by the
2 Director of Public Works must be provided in order to prevent blockage of public streets. A
3 pedestrian gate separate from the vehicular movement area also shall be provided.

4 SECTION 150: All emergency access gates shall be designed, installed
5 and maintained in accordance with City standards.

6 SECTION 151: Private access drives shall be constructed in sufficient
7 manner and width to accommodate anticipated onsite traffic conditions and shall be in accordance
8 with any applicable City standards.

9 SECTION 152: Subdivisions shall be designed to provide safe and
10 convenient living environments and traffic circulation. Whenever blocks are longer than one
11 thousand two hundred (1,200) feet, the Planning Commission may require the dedication and
12 construction of pedestrian walkways, pedestrian or bicycle pathways or greenbelts of not less than
13 five (5) feet in width where deemed necessary for circulation and access to schools and
14 playgrounds. The complete length of any such way shall be fully visible from the adjacent street.

15 SECTION 153: Each lot within a subdivision shall have access to a
16 public or private street or access drive that complies with City standards. Lots with residential
17 zoning and having less than one hundred feet on any side adjacent to a primary or secondary
18 thoroughfare, as designated on the City's Master Plan of Streets and Highways, shall be
19 prohibited vehicular access to the primary or secondary thoroughfare. Said access prohibition
20 shall be clearly indicated on the recorded final map. Unless no alternative exists due to the size
21 or depth of the land to be divided, no residential lot shall front onto a primary or secondary
22 thoroughfare. All such lots shall be oriented to have either their rear or side yard lines adjacent
23 to the primary or secondary thoroughfare.

24 SECTION 154: Lots shall not be divided by City boundary lines.

25 SECTION 155: Minimum lot area requirements shall be established
26 in accordance with City zoning regulations. In addition to zoning requirements, the size of lots

1 not served by public water supply and/or public sanitary sewer systems must comply with
2 applicable Clark County Health Department standards.

3 SECTION 156: Sidewalks shall be provided in accordance with City
4 street standards. Alternative pedestrian ways, greenbelt systems or other sidewalk designs
5 acceptable to the Director of Public Works may be approved by the Planning Commission. The
6 final sidewalk system shall provide a logical and continuous path to area pedestrian destinations,
7 including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be
8 in accordance with City standards. If more restrictive standards beyond those adopted by the City
9 also apply to the design and location of sidewalks, it shall be the responsibility of the developer
10 (and not the City) to enforce compliance with such regulations.

11 SECTION 157: The design and construction of all curbs, gutters and
12 other drainage improvements and facilities shall comply with City standards and with any site-
13 specific drainage plan and technical drainage study that has been accepted or approved by the
14 City.

15 SECTION 158: All curb and gutter on streets with a right-of-way width
16 of 60 feet or more shall be L-type. On all other streets, whether private or public, 30-inch roll-
17 type curb and gutter may be allowed as long as the requirements of the site-specific drainage plan
18 and technical drainage study do not prohibit the use of roll-type curb due to anticipated drainage
19 flows.

20 SECTION 159: The design and construction of all sanitary sewer
21 improvements shall comply with City standards.

22 SECTION 160: Sanitary sewer lines shall be located in dedicated
23 public rights-of-way, public streets, sanitary sewer easements or public alleys. In any case where
24 a public sanitary sewer line is located in a public utility easement a sanitary sewer easement also
25 shall be dedicated.

26 SECTION 161: Sanitary sewer lines shall be installed to provide

1 laterals to each lot. Laterals that serve single-family dwellings shall have a minimum diameter
2 of four (4) inches and be extended to the property line. Plans and profiles showing the exact
3 location of constructed public sewer lines along with all laterals shall be submitted to the City
4 upon completion of construction.

5 SECTION 162: No sanitary sewer clean-out shall be permitted in
6 public rights-of-way.

7 SECTION 163: Water supply shall be adequate for all domestic use
8 plus fire protection. The system is adequate if it can furnish the required fire flow (in gallons per
9 minute) from any fire hydrant for the required duration of time while the required residual
10 pressures are maintained in the system. Required fire flow shall be provided within a five
11 hundred (500) foot hose lay distance from any point of the building.

12 SECTION 164: Adequate water supply does not include the extent to
13 which a system depends upon pumps delivering directly to mains. Required fire flow shall be
14 available even though pumps may not be operating.

15 SECTION 165: For a subdivision that proposes a water supply from
16 a source other than the Las Vegas Valley Water District, the subdivider must submit to the City
17 a copy of a State well permit; the design showing pressure, capacity, potential population capable
18 of being served; and measures necessary to comply with National Board of Fire Underwriters
19 recommended fire flow. The subdivider must submit an agreement or other written commitment
20 satisfactory to the City guaranteeing a water supply for the subdivision. Lines to hydrants shall
21 conform to recommendations of the National Board of Fire Underwriters.

22 SECTION 166: Any water supply obtained from wells shall be clearly
23 shown on the map. A statement shall be submitted stating the capacity of the well, pressure,
24 population that can be served and State certificate number issued for each well.

25 SECTION 167: For purposes of determining the number of hydrants
26 required for a particular development, the maximum amount of flow per hydrant that may be

1 counted in determining the system's adequacy is one thousand five hundred (1,500) gallons per
2 minute. The criteria for determining the fire flow and number of hydrants for any specific
3 subdivision shall be those set forth in the Uniform Fire Code and the I.S.O. Manual adopted by
4 the City.

5 SECTION 168: In areas containing single-family detached dwellings,
6 hydrants shall be spaced not more than six hundred (600) feet apart. In areas containing
7 residential planned unit developments, apartments and townhomes, hydrants shall be spaced at
8 intervals of three hundred (300) to five hundred (500) feet, depending on size, spacing and
9 construction type. Spacing shall be determined by the Chief of Fire Services.

10 SECTION 169: Hydrants shall be located in conformance with
11 applicable Standard Drawings and the Uniform Fire Code. No hydrant shall be located inside or
12 within twenty (20) feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant
13 easements shall be provided for all public fire hydrants not located within public street rights-of-
14 way.

15 SECTION 170: Hydrants shall be installed prior to the commencement
16 of any combustible construction so that no structure is further than six hundred (600) feet from
17 a hydrant. Hydrants shall be installed as required by the Department of Fire Services. All-
18 weather access, as approved by the Department of Fire Services, shall be provided to all hydrants
19 and combustible construction.

20 SECTION 171: Hydrants shall conform to the latest edition of
21 American Water Works Standard, C502, for fire hydrants, and the specifications set forth in City
22 standards.

23 SECTION 172: A landscaping plan may be provided by the subdivider
24 as an integral part of subdivision design. Such a plan may be prepared and submitted with each
25 final map application addressing the landscape design of the subdivision with respect to such
26 features as wall or fence design; land forms or berms; rocks and boulders; trees and plant

1 materials; sculpture, art, paving materials, street furniture and subdivision entrance statements.
2 Landscaping shall conform to all applicable City requirements. In no case shall landscaping or
3 landscaping features be permitted that impede proper visibility at intersections or driveways.
4 Where common lots are shown for landscaping, the applicant shall cause the creation of a
5 homeowners association for purposes of owning the common lot and maintaining the landscaping.

6 SECTION 173: Title 18 of the Municipal Code of the City of Las
7 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
8 Chapter 14, consisting of the provisions set forth as Sections 174 to 177, inclusive, of this
9 Ordinance.

10 SECTION 174: The subdivider is responsible for the construction of
11 all public improvements and for any private improvements associated with the parcel map or
12 subdivision that may be required by the City. Required improvements shall be completed prior
13 to the recordation of the parcel map or final map, unless the subdivider enters into an agreement
14 with the City to install such improvements as provided for in Section 175 of this Ordinance or has
15 executed a covenant running with land agreement, whichever is applicable, as determined by the
16 Department of Public Works. Required dedications must be accomplished prior to the release of
17 the parcel map or final map or such dedications must be noted on the approved maps as being
18 offered for dedication.

19 SECTION 175: The subdivider shall execute an agreement that
20 guarantees the construction of the required improvements and shall provide security for their
21 construction in an amount equal to the estimated cost of construction plus ten (10) percent
22 additional for contingencies. The agreement shall be secured by such good and sufficient bond
23 or other security as is deemed appropriate by the City to protect the public interest, and shall be
24 in an amount determined to be sufficient to complete all required improvements and to remove
25 all rubbish, trash, debris, surplus material and equipment from the area. The City Engineer shall
26 be responsible for review and, if deemed acceptable, approval of all cost estimates for

1 construction of required public improvements. The subdivider's engineer shall be responsible for
2 submitting all improvement plans and quantity estimates in a manner and form that complies with
3 City requirements.

4 SECTION 176: The surety documents or other documents of security
5 required in connection with an agreement to install improvements shall specify the duration of the
6 security and its manner of release, and shall provide remedies in the event of default. Such
7 security may be in the form of:

8 (A) A cash deposit or approved government securities;

9 (B) A performance or surety bond issued by a company authorized to
10 issue such bonds in Nevada;

11 (C) An agreement with a lending institution operating under Nevada law,
12 providing that the institution shall reserve sufficient funds out of the subdivider's construction loan
13 (or funds otherwise set aside for the use of the subdivider) to assure completion of all required
14 improvements, shall retain ten percent of the funds until the improvements are accepted by the
15 City and shall not release any funds without the approval of the City Engineer;

16 ((D) A first deed of trust on real property located in or near the City. The
17 deed of trust must name the City as beneficiary and be accompanied by appropriate agreements
18 or other documents that sufficiently bind the subdivider and trustor to the satisfaction of the City
19 Attorney. The appraised market value of the property which is the subject of the deed of trust
20 must equal or exceed one-hundred twenty-five (125) percent of the value of the amount of security
21 determined necessary by the City Engineer.

22 SECTION 177: A subdivider may request the inclusion of a subdivision
23 within a special improvement district and the City may include a subdivision in accordance with
24 applicable procedures. If the City elects to proceed with a district that includes a subdivision, the
25 City shall release the subdivider from the improvement guarantee executed pursuant to Section
26 176 above. The obligation to release shall not accrue until the contract for the special

1 improvement district project has been awarded, and the release shall be only to the extent that the
2 work of improvement will be accomplished through the special improvement district.

3 SECTION 178: Title 18 of the Municipal Code of the City of Las
4 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
5 Chapter 16, consisting of the provisions set forth as Sections 179 to 185, inclusive, of this
6 Ordinance.

7 SECTION 179: Any person aggrieved by a staff decision to approve
8 or deny a parcel map may appeal to the Planning Commission in writing within fifteen (15) days
9 after the Director makes a decision. All appeals of parcel map decisions shall be filed with the
10 Director and be accompanied by a non-refundable fee as set forth in the fee schedule. The
11 Planning Commission shall hear the appeal within thirty (30) days after the appeal is filed. If the
12 appeal is denied, the applicant shall have thirty (30) days in which to file an appeal with the City
13 Council. The City Council shall hear the appeal within thirty (30) days after the appeal to the
14 City Council is filed. All appeals granted by the Planning Commission shall be forwarded
15 automatically to the City Council for final action.

16 SECTION 180: Any person aggrieved by the final action of the
17 Planning Commission with respect to a tentative map or final map may appeal that action, in
18 writing, to the City Council within seven (7) days after the decision is made. All appeals of
19 tentative and final map decisions shall be filed with the Director and be accompanied by a non-
20 refundable fee as set forth in the fee schedule. The City Council shall hear the appeal within
21 thirty (30) days after the appeal is filed.

22 SECTION 181: Except as otherwise provided for appeals concerning
23 maps, any applicant who is aggrieved by any decision made by City staff concerning the
24 requirements of this Chapter may appeal that decision by submitting a letter to the Director which
25 states the nature of the appeal and why the appeal should be granted, along with a nonrefundable
26 fee as set forth in the fee schedule. Any drawings or other materials needed to support the appeal

1 shall be submitted with the letter. The appeal shall be heard by the Planning Commission within
2 thirty days of acceptance of the letter by the Director. The Planning Commission shall make a
3 recommendation regarding the appeal. Following action by the Planning Commission, the appeal
4 shall be scheduled for the next available agenda of the City Council, which shall make the final
5 determination on the appeal.

6 SECTION 182: An applicant who wishes to have any requirement of
7 this Chapter waived must apply for said waiver by submitting a letter to the Director indicating
8 the nature of the waiver sought and stating why it should be granted, along with a nonrefundable
9 fee as set forth in the fee schedule. Any drawings or other materials needed to support the
10 application shall be submitted with the letter. The request for waiver shall be heard by the
11 Planning Commission within thirty days of acceptance of the application by the Director. The
12 Planning Commission shall make a recommendation regarding the waiver. Following action by
13 the Planning Commission, the request shall be scheduled for the next available agenda of the City
14 Council, which shall make the final determination on the waiver.

15 SECTION 183: It is unlawful for any person to sell, offer for sale or
16 cause or permit to be sold or offered for sale, any portion of any subdivision or other division of
17 land in the City prior to the recording of an approved parcel map or final map with the County
18 Recorder.

19 SECTION 184: It is unlawful for any person to subdivide land or
20 develop the property therein contrary to the provisions of this Title.

21 SECTION 185: If a subdivider violates or fails to comply with any
22 requirement of this Title or breaches any promise or obligation entered into pursuant to this Title,
23 the City may deny, suspend or revoke any building permit and may issue a stop work order with
24 respect thereto. The City may also suspend the work of a subdivider for such period as deemed
25 necessary, due to unfavorable weather, failure to comply with City standards or other conditions.

26 SECTION 186: Title 18 of the Municipal Code of the City of Las

1 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
2 Chapter 18, consisting of the provisions set forth as Sections 187 to 195, inclusive, of this
3 Ordinance.

4 SECTION 187: Any amendment of a recorded plat, parcel map or
5 other record which changes or purports to change the physical location of any monument, property
6 line or boundary line shall be subject to the requirements of NRS Chapter 278 regarding the
7 amendment of plats.

8 SECTION 188: Any application to revert any final map, parcel map
9 or other instrument to undivided acreage shall comply with the requirements of NRS Chapter 278
10 regarding the abandonment of maps or reversion of divided land to acreage. Acceptance of the
11 application shall be made by the Secretary of the Planning Commission on behalf of the governing
12 body. Review of the application and final action on the application shall be made by the Planning
13 Commission on behalf of the governing body.

14 SECTION 189: The final map of reversion shall be prepared by a
15 professional land surveyor registered pursuant to NRS Chapter 625. The surveyor shall state in
16 his certificate all information required by statute.

17 SECTION 190: The final map of reversion shall be clearly and legibly
18 drawn pursuant to the requirements of NRS Chapter 278. The application shall be accompanied
19 by fourteen (14) copies of a twenty-four by thirty-two (24 x 32) inch original drawing which
20 complies with the requirements of that chapter.

21 SECTION 191: The application for a map of reversion shall include:

22 (A) A report from a title company which lists the names of each owner
23 of record of the land and each holder of record of a security interest in the land, if the security
24 interest was created by a mortgage or a deed of trust; and

25 (B) The written consent of each holder of record of a security interest
26 listed pursuant to the section above to the preparation and recordation of the map of reversion or

1 abandonment. A holder of record of a security interest may consent by signing the map of
2 reversion or abandonment or a separate document that is filed with the map of reversion or
3 abandonment and declares his consent to the reversion or abandonment, provided the map contains
4 a notation that a separate document has been recorded to this effect.

5 SECTION 192: A map of reversion or abandonment must include a
6 certificate, signed and acknowledged pursuant to NRS 111.270, by each person who is an owner
7 of the land, consenting to the preparation and recordation of the map for the purpose of reversion
8 or abandonment.

9 SECTION 193: A map of reversion or abandonment presented to the
10 county recorder for recording shall include a certificate by the Secretary of the Planning
11 Commission stating that the Planning Commission approved the map.

12 SECTION 194: For purposes of Sections 191 and 192 of this
13 Ordinance, a lien for taxes or special assessment and a trust interest under a bond indenture shall
14 be deemed not to be an interest in land.

15 SECTION 195: If a map of reversion or abandonment includes the
16 reversion of any street or easement owned by the City or other governmental entity, the applicable
17 provisions of NRS 278.480 shall be followed before approval of the map.

18 SECTION 196: Title 18 of the Municipal Code of the City of Las
19 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
20 Chapter 20, consisting of the provisions set forth as Sections 197 to 211, inclusive, of this
21 Ordinance.

22 SECTION 197: Two copies of a properly signed petition for vacation
23 shall be filed with the Secretary of the Planning Commission on a form provided by the
24 Department of Community Planning and Development. The petition shall contain a written
25 statement describing the area to be vacated and the reasons for the proposed request, and either
26 a complete legal description from which the right-of-way or other property proposed to be vacated

1 may be plotted or a drawing acceptable to the Department of Community Planning and
2 Development showing an accurate representation of the proposed vacation.

3 SECTION 198: A vacation petition is sufficient if it is signed by at
4 least one owner of property abutting the area proposed to be vacated and is accompanied by a
5 deed or other sufficient evidence of ownership.

6 SECTION 199: Upon receipt of a properly executed petition, the
7 Secretary of the Planning Commission shall maintain said petition, together with all pertinent
8 attachments and exhibits, in the permanent files of the Department of Community Planning and
9 Development as a public record.

10 SECTION 200: In order to provide sufficient time for the necessary
11 investigation by the Planning Commission and its Secretary and agents, an petition for vacation
12 must be filed with the Secretary of the Planning Commission a minimum of thirty (30) days prior
13 to the date of the meeting of the Planning Commission at which said petition for vacation is to
14 be heard and considered.

15 SECTION 201: The Planning Commission shall hold a public hearing
16 on the petition for vacation and shall report its finding to the City Council. The City Council
17 shall notify by certified mail each owner of property abutting the proposed vacation and cause a
18 notice to be published at least once in a newspaper of general circulation in the City or County,
19 setting forth the extent of the proposed vacation and setting a date for public hearing, which must
20 be not less than 10 days and not more than 40 days after the date the notice is first published.

21 SECTION 202: If, after holding the public hearing, the City Council
22 is satisfied that the public will not be materially injured by the proposed vacation, it may order
23 the street, easement or U.S. Government Patent Reservation vacated. The City Council may
24 make the order conditional and the order shall become effective only upon the fulfillment of the
25 conditions prescribed.

26 SECTION 203: If a utility has an easement over any dedicated right-of-

1 way which is vacated, the City Council shall provide in its order for the continuation of that
2 easement. When the City Council vacates its interest in U.S. Government Patent Reservations,
3 easements for utilities will not be retained because they are not included within the City's interest
4 and, therefore, are not affected by vacation of the City's interest.

5 SECTION 204: Whenever the City Council approves a vacation, all
6 applicable City code requirements and design standards of all City departments must be met prior
7 to recordation of the Order of Vacation.

8 SECTION 205: All public improvements adjacent to and/or in conflict
9 with any proposed vacation shall be modified, as necessary, at the expense of the applicant or
10 other responsible person, as required by the Department of Public Works.

11 SECTION 206: Where determined necessary by the Department of
12 Public Works, a drainage plan and technical drainage study shall be submitted by the applicant
13 to and approved by that department prior to recordation of an order of vacation. All drainage
14 easements recommended within the approved drainage study shall be retained.

15 SECTION 207: As and to the extent deemed necessary by the
16 Department of Public Works, the applicant or other responsible person shall install appropriate
17 signage to clearly state that the area vacated is private property and shall construct appropriate
18 off-site improvements or erect barricades to block through traffic movements.

19 SECTION 208: All public streetlights located within the vacation area
20 shall be removed and delivered to the City Electrical Yard by the applicant or other responsible
21 person, as required by the Department of Public Works. The applicant or other responsible
22 person shall pay all costs associated with the rerouting of conduits and electrical circuits and any
23 additional electrical service which is required to maintain the continuity of surrounding
24 streetlights.

25 SECTION 209: Where needed to provide proper transition of right-of-
26 way, the applicant or other responsible person shall dedicate radius corners as required by the

1 Department of Public Works prior to recordation of an order of vacation.

2 SECTION 210: An order of vacation or relinquishment (the
3 "reconveyance") shall not be recorded until all the requirements imposed on the vacation have
4 been met, except that any requirement may be fulfilled for purposes of recordation by providing
5 sufficient security for the performance thereof in accordance with Section 176 of this Ordinance.

6 SECTION 211: If the reconveyance is not recorded within one (1) year
7 after approval by the City Council or within such additional time as may be granted by the
8 Planning Commission, approval of the vacation terminates and a new petition must be submitted.

9 SECTION 212: Title 18 of the Municipal Code of the City of Las
10 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
11 Chapter 22, consisting of the provisions set forth as Sections 213 and 214 of this Ordinance.

12 SECTION 213: There is hereby adopted a fee schedule applicable to
13 applications, petitions and proceedings under this Title. The fee schedule, which is attached to
14 the ordinance codified in this Chapter and is incorporated by this reference, shall be maintained
15 on file in the office of the City Clerk. The fee schedule may be revised or amended from time
16 to time by resolution of the City Council.

17 SECTION 214: Filing fees chargeable under this Title are due and
18 payable at the time an application or petition is filed.

19 SECTION 215: Title 18 of the Municipal Code of the City of Las
20 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
21 Chapter 24, consisting of the provision set forth as Section 216 of this Ordinance.

22 SECTION 216: There is hereby adopted, as part of this Chapter, five
23 appendices, designated as Appendices "A", "B", "C", "D" and "E", which are attached hereto
24 and copies of which shall be maintained in the office of the City Clerk and the Department of
25 Community Planning and Development.

26 SECTION 217: Title 18 of the Municipal Code of the City of Las

1 Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as
2 Chapter 26, consisting of the provisions set forth as Sections 218 and 219 of this Ordinance.

3 SECTION 218: Appropriate off-site improvements may also be
4 required in connection with development or permit approvals for residential and non-residential
5 developments that are not otherwise subject to the land division requirements of this Title. Such
6 improvements shall conform to City standards.

7 SECTION 219: In order to assure the installation of any improvements
8 required pursuant to Section 218 of this Ordinance, the developer may be required to enter into
9 an off-site improvements agreement and post adequate security therefor in accordance with the
10 provisions of Chapter 14 of this Title.

11 SECTION 220: Whenever in this ordinance any act is prohibited or
12 is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance
13 the doing of any act is required or the failure to do any act is made or declared to be unlawful
14 or an offense or a misdemeanor, the doing of such prohibited act or the failure to do any such
15 required act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a
16 fine of not more than \$1,000.00 or by imprisonment for a term of not more than six months, or
17 by any combination of such fine and imprisonment. Any day or any violation of this ordinance
18 shall constitute a separate offense.

19 SECTION 221: If any section, subsection, subdivision, paragraph,
20 sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be
21 unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision
22 shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part
23 thereof. The City Council of the City of Las Vegas, Nevada, hereby declares that it would have
24 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof
25 irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
26 sentences, clauses, or phrases be declared unconstitutional, invalid or ineffective.

PASSED, ADOPTED and APPROVED this _____ day of _____, 1994.

JAN LAVERTY JONES, Mayor

KATHLEEN M. TIGHE, City Clerk

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day of _____, 1994, and referred to the following committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the ____ day of _____, 1994, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

JAN LAVERTY JONES, Mayor

ATTEST:

KATHLEEN M. TIGHE, City Clerk

APPENDIX A
PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application.

- ☐ A. One (1) copy of County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☐ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- ☐ C. PARCEL MAP CONTENTS
 - ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
 - ☐ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E);
 - ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - ☐ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries;
 - ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments;
 - ☐ 10. Assessor's Parcel Number of all adjoining properties; and
 - ☐ 11. A legend, as necessary, to denote the meaning of all symbols utilized.

☐ D. The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

☐ 1. All off-site improvements proposed by the applicant that have a bearing on the proposed division;

☐ 2. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if area is two (2) acres or more, or in square feet if area is less than two (2) acres;

☐ 3. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined on a separate sheet;

☐ 4. Certificate of approval by the Director and the City Surveyor; and

☐ 5. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the map is prepared from a previously recorded survey.

APPENDIX B
TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. TENTATIVE MAP CONTENTS

- ☐ 1. The name of proposed subdivision.
- ☐ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☐ 3. Date, north point and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☐ 5. Existing topography (obtained by actual survey at one (1) foot contours (based on City datum) on-site and within three hundred (300) feet of the proposed subdivision (except for existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may stipulate wider contours for large tracts.
- ☐ 6. Existing structures and other physical features.
- ☐ 7. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 8. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☐ 9. Existing and proposed street names.
- ☐ 10. Except for commercial subdivisions, existing and proposed street addresses for each lot, in accordance with the City's street addressing regulations.
- ☐ 11. Existing and proposed utility right-of-way and easement widths.
- ☐ 12. Existing and proposed irrigation or drainage ditch right-of-way and easement widths.
- ☐ 13. Existing and proposed storm drains.
- ☐ 14. Existing and proposed sanitary sewer systems, showing direction of flow and grade and estimated average and peak daily sewage flows to be contributed by proposed subdivision.

- ☐ 15. Existing and proposed potable water mains and, for a subdivision to be supplied by wells, the location, pressure and capacity of such wells, which shall be authorized under state certificate, and the potential population capable of being served by such wells.
- ☐ 16. Proposed dedications for parks, schools, or other public or quasi-public uses.
- ☐ 17. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

B. SUPPLEMENTAL INFORMATION

The following supplemental information may be required by the Department of Public Works or the Department of Community Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Any proposed deviations from City standards.
- ☐ 3. A copy of the deed for the property, if required.
- ☐ 4. Whenever, on the perimeter of the project, walls are proposed which face a public street or adjoining property and which exceed the maximum acceptable heights indicated in Table "A", the applicant shall submit three copies of a plan of proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A".
- ☐ 5. A compatible digital format copy of the tentative map.
- ☐ 6. A copy of the sewer connection agreement verifying that downstream sewer capacity is available for this subdivision.

APPENDIX C
FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. FINAL MAP CONTENTS

- ☐ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☐ 2. Date, north point and scale.
- ☐ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 4. Existing and proposed street right-of-way widths and corner radii.
- ☐ 5. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☐ 6. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☐ 7. Existing and proposed utility right-of-way and easement widths.
- ☐ 8. Existing and proposed irrigation ditch right-of-way and easement widths.
- ☐ 9. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 10. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 11. Name and legal description of tract in which survey is located and ties to adjoining tracts.

B. REQUIRED CERTIFICATIONS.

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- ☐ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- ☐ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☐ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Health Division. All final maps shall be certified by the Health Division of the State Department of Human Resources, that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for a public/private potable water supply and a community/individual wastewater system.
- ☐ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☐ 6. Certificate of Planning Commission/Director of Community Planning and Development approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified, by the Director in his/her capacity as the Planning Commission Secretary, that the Planning Commission has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.
- ☐ 7. Certificate of easement recipients.
- ☐ 8. Certificate of acknowledgement.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Community Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted to the Department of Public Works or that said study is not required.
- ☐ 2. An agreement signed by the applicant that acknowledges that the final map will not be placed on the Planning Commission agenda until the Drainage Plan and Technical

Drainage Study, if required, have been approved by the Department of Public Works.

- ☐ 3. A copy of the deed attesting to the current ownership of the property.
- ☐ 4. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.

D. FINAL MAP DRAWINGS

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Community Planning and Development.

APPENDIX D MONUMENTATION REQUIREMENTS

A. General Requirements. A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvement or other plans, shall be made by a Nevada Registered Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly registered by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments.

1. General

(a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:

- (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners.
- All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.

(b) All monuments set within the limits of public rights-of-way or private streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

(c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map or final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.

(d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.

(e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.

(f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Land Boundary Surveys" as enumerated by Nevada Administrative Code, (NAC) 625.650 through 625.750 inclusive.

(g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release of the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.

(1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

(a) Record of Survey in accordance with NRS 625.340;

(b) Corner Record in accordance with NRS 329.

(2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a Registered Professional Land Surveyor in the State of Nevada, do hereby certify that the monuments have been set and the tie distances established as shown hereon. This survey was completed on _____.

2. Types of Monuments.

(a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction see standard drawing no. 239.

(b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete

or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction see Standard Drawing No. 240.

(c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the Parcel or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction see Standard Drawing No. 241.

(d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 242. If the monuments are to be set in a concrete curb, they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

(a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ section corners or $\frac{1}{16}$ section corners, as the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.

(b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.

(c) Monumentation at a point of intersection which falls in the limits of a public or private right-of-way will be preferred over setting monuments at P.C.'s or P.T.'s, unless the P.I. falls outside the paved area.

(d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be installed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES

A. CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

(The Certificate of Ownership and Easement Dedication shown on the final map shall be in substantially the following form with necessary modifications consistent with project needs to be made by the owner or map applicant:)

(I/We), _____, do hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the map of _____ and do hereby consent to the preparation and recordation of this map, and do hereby offer and dedicate all public streets, alleys, easements, rights-of-way and public places (exclude items not applicable) as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Central Telephone Company, jointly and severally, Southwest Gas Corporation, Las Vegas Valley Water District and Community Cable T.V., Inc. and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines: (ii) a three-foot wide easement from property line to meter panel to provide access for underground service: (iii) a five-foot wide easement on all property lines that abut public and private streets, to include access to above-ground transformer pads: and (iv) a two-foot wide easement around each transformer pad within the platted lands, for the construction, maintenance, operation and final removal of street lights and fire hydrants and underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights and an additional easement of up to two feet in radius from each fire hydrant and streetlight, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets and refer to "public fire hydrants" only.

Dated this _____ day of _____ 19 ____.

(For commercial subdivisions, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:)

Furthermore, (I/we) hereby grant and convey to Nevada Power Company and Central Telephone Company, jointly and severally, Southwest Gas Corporation, Las Vegas Valley Water District and Community Cable T.V., Inc. and to their respective successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not

occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances and above-ground electric transformers, together with the right of ingress thereto and egress therefrom.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, and public fire hydrants, together with the right of ingress to and egress therefrom.

B. SURVEYOR'S CERTIFICATE

I, (name of surveyor) , a Professional Land Surveyor in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner) .

2. The lands surveyed lie within (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date)

3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

4. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (A day certain) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Registration Number and Seal:

(Name of Surveyor)

C. CERTIFICATE OF CITY SURVEYOR (OR ENGINEER)

I, (name) , City Surveyor (or Engineer) of the City of Las Vegas, do hereby certify

that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before a day certain.

(Print name under signature)
City Surveyor (or Engineer, P.E.)

Date

D. CERTIFICATE OF HEALTH DIVISION

This final map is approved by the Clark County Health District for the Health Division of the Department of Human Resources. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Clark County Health District - (Print name under signature)

Date

E. CERTIFICATE OF WATER RESOURCES DIVISION

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity subject to the review of approval on file in this office.

Division of Water Resources - (Print name under signature)

Date

F. CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted by the Planning Commission of the City of Las Vegas, Nevada on the _____ day of _____, 199_.

(Print name under signature) DATE
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT AND SECRETARY OF
THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

G. CERTIFICATE OF EASEMENT RECIPIENTS

We, the herein named easement recipients, approve the grant of the designated easements.

Southwest Gas Corporation - (Print name under signature) Date

Nevada Power Company - (Print name under signature) Date

Central Telephone Company - (Print name under signature) Date

Community Cable T.V., Inc. - (Print name under signature) Date

Las Vegas Valley Water District - (Print name under signature) Date

City of Las Vegas - (Print name under signature), City Engineer Date

H. CERTIFICATE OF ACKNOWLEDGEMENT

The following certificate is sufficient for an acknowledgement in an individual capacity:

ACKNOWLEDGEMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on(date)....

by(name(s) of person(s)).....

.....
(Signature of notarial officer)

(Seal, if any)

.....
(Title and rank)
(My commission expires:.....)

The following certificate is sufficient for an acknowledgement in a representative capacity:

ACKNOWLEDGEMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on(date).... by

.....(name(s) of person(s))..... as

.....(type of authority, e.g., officer, trustee, etc.)..... of

...(name of party on behalf of whom instrument was executed)....

.....
(Signature of notarial officer)

(Seal, if any)

.....
(Title and rank)
(My commission expires:.....)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent.

RECEIVED
CITY CLERK

JUN 13 3 54 PM '94

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

FIRST AMENDMENT
BILL NO. 94-29
Ordinance No. 3806

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN ITS ENTIRETY TITLE 18 AND TITLE 19, CHAPTER 84, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, AND 26; ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THERETO; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and development thereof.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of April, 1994, 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 1st day of June, 1994, 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: Adamsen, Higginson, Hawkins Jr., Bress and Mayor Jones
VOTING "NAY" NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: June 4, 1994
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

ANDREA DAVIS, 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 JUNE 4, 1994 to JUNE 4, 1994, on the following days:

JUNE 4, 1994

Signed: Andrea Davis

Subscribed and sworn to before me this 6 day of June, 1994

Peggy D. Barron

Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

RECEIVED
CITY CLERK

MAY 12 4 11 PM '94

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

BILL NO. 94-29

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN ITS ENTIRETY TITLE 18 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26, ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THERETO; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and development thereof.

At a City Council meeting
APRIL 6, 1994
BILL NO. 94-29 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, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: May 5, 1994
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

ANDREA DAVIS, 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 MAY 5, 1994 to MAY 5, 1994, on the following days:

MAY 5, 1994

Signed: Andrea Davis

Subscribed and sworn to before me this

10 day of May, 19 94

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

RECEIVED
CITY CLERK

JUN 13 3 54 PM '94

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

FIRST AMENDMENT
BILL NO. 94-29
Ordinance No. 3806

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN ITS ENTIRETY TITLE 18 AND TITLE 19, CHAPTER 84, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, AND 26, ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THERETO; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and development thereof.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of April, 1994, 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 1st day of June, 1994, 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:
Adamsen, Higginson, Hawkins Jr.,
Brass and Mayor Jones
VOTING "NAY" NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: June 4, 1994
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

ANDREA DAVIS, 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 JUNE 4, 1994 to JUNE 4, 1994, on the following days:

JUNE 4, 1994

Signed: Andrea Davis

Subscribed and sworn to before me this 6 day of June, 19 94

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998



RECEIVED
CITY CLERK

MAY 12 4 11 PM '94

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

BILL NO. 94-29

AN ORDINANCE RELATING TO THE DIVISION OF LAND AND THE DEVELOPMENT THEREOF; REPEALING IN ITS ENTIRETY TITLE 18 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION; ADDING TO SAID CODE A NEW TITLE, DESIGNATED AS TITLE 18, CONSISTING OF CHAPTERS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 AND 26, ESTABLISHING REGULATIONS, STANDARDS AND PROCEDURES APPLICABLE TO PARCEL MAPS, TENTATIVE AND FINAL SUBDIVISION MAPS AND PUBLIC IMPROVEMENTS; PROVIDING DEFINITIONS APPLICABLE THEREIN; ESTABLISHING PROCEDURES FOR AMENDMENTS TO MAPS, REVERSIONS TO ACREAGE AND VACATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND SIMILAR INTERESTS; PROVIDING FOR APPEALS FROM DECISIONS MADE UNDER THIS CHAPTER; 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: Repeals and replaces Title 18 of the Municipal Code relating to the division of land and development thereof.

At a City Council meeting
APRIL 6, 1994

BILL NO. 94-29 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Adamsen AND Haggins

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: May 5, 1994
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

ANDREA DAVIS, 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 MAY 5, 1994 to MAY 5, 1994, on the following days:

MAY 5, 1994

Signed: Andrea Davis

Subscribed and sworn to before me this 10 day of May, 19 94

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

