

BILL NO. 95-26

Ordinance No. 3896

AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16, CHAPTER 20, SECTION 10, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCES TO THE 1985 EDITION OF THE UNIFORM HOUSING CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1994 EDITION OF THE UNIFORM HOUSING CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM HOUSING CODE, 1994 EDITION", AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM HOUSING CODE, 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

Sponsored by:

Mayor Jan Laverty Jones

Summary: Adopts the 1994 Edition of the Uniform Housing Code, together with a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto, as the City's Housing Code.

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

SECTION 1: Title 16, Chapter 20, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

16.20.010: Those certain documents, three copies of each being on file in the Office of the City Clerk and designated as follows, are adopted by reference and made a part of this Code, to the same effect as if set forth at length herein:

(A) Uniform Housing Code, [1985] 1994 Edition, designated as Part 1 of this Chapter;

(B) A supplemental document which amends, by adding to and deleting from, the Uniform Housing Code, [1985] 1994 Edition, designated as Part [II] 2 of this Chapter.

SECTION 2: The supplemental document amending the 1985 Edition of the Uniform Housing Code is hereby repealed in its entirety.

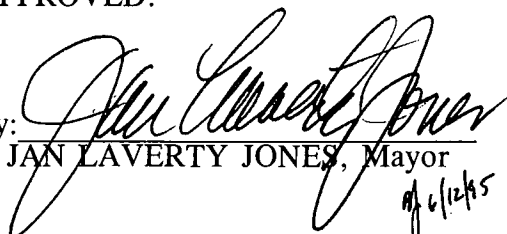
1 SECTION 3: If any section, subsection, subdivision, paragraph, sentence,
2 clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional
3 or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
4 validity or effectiveness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

9 SECTION 4: Whenever in this ordinance any act is prohibited or is made
10 or declared to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the
11 doing of any act is required or the failure to do any act is made or declared to be unlawful or an
12 offense or a misdemeanor, the doing of such prohibited act or the failure to do any such required
13 act shall constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not
14 more than \$1,000.00 or by imprisonment for a term of not more than six months, or by any
15 combination of such fine and imprisonment. Any day of any violation of this ordinance shall
16 constitute a separate offense.

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

20 PASSED, ADOPTED and APPROVED this 7th day of June, 1995.

21 APPROVED:

22
23 By: 
JAN LAVERTY JONES, Mayor
6/12/95

24 ATTEST:

25 
26 KATHLEEN M. TIGHE, City Clerk

1 The above and foregoing ordinance was first proposed and read by title to the
2 City Council on the 3rd day of May, 1995, and referred to the following committee composed of
3 Councilmen Callister and Adamsen for recommendation; thereafter the said committee reported
4 favorably on said ordinance on the 7th day of June, 1995, which was a regular meeting of said
5 Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as
6 first introduced and adopted by the following vote:

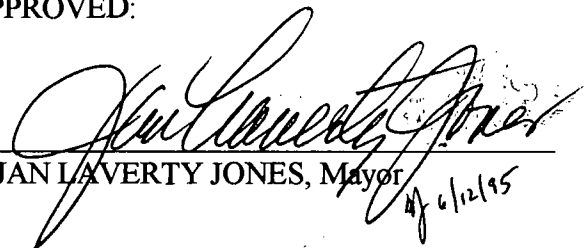
7 VOTING "AYE": Councilmen Adamsen, Hawkins Jr., Brass and Mayor Jones

8 VOTING "NAY": NONE

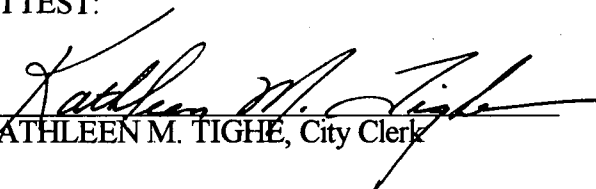
9 ABSENT: NONE

10 DID NOT VOTE: Councilman Callister

11 APPROVED:

12
13 By 
14 JAN LAVERTY JONES, Mayor 4/6/12/95

15 ATTEST:

16 
17 KATHLEEN M. TIGHE, City Clerk

**A SUPPLEMENTAL DOCUMENT AMENDING THE
UNIFORM HOUSING CODE, 1994 EDITION**

SECTION 1: Amendments. The Uniform Housing Code, 1994 Edition, as adopted in Subsection (A) of Section 16.20.010 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as hereinafter provided.

SECTION 2: References to Uniform Housing Code. Any reference to the "Uniform Housing Code", "Uniform Code", "Housing Code" or "Code" in this Supplemental Document means the Uniform Housing Code, 1994 Edition, as amended by this Supplemental Document.

SECTION 3: Effect on Other Laws. Nothing in this Code shall affect the application of other existing laws, ordinances and regulations, including zoning, building and fire regulations.

SECTION 4: Building Official Designated. The Director of Building and Safety (or a successor or authorized representative) is designated as the building official referred to in the Uniform Housing Code.

SECTION 5: Section 203 of the Uniform Housing Code is hereby deleted and replaced with the following:

203. Housing Code Appeals Boards.

(a) The Administrative Appeals Board, as established in the City's Supplemental Document to the Uniform Administrative Code, is hereby designated to hear and decide initial appeals from orders, decisions and determinations of the building official under this Code.

(b) The City Council is hereby designated to hear subsequent appeals under this Code. Appeals shall be processed in accordance with Chapters 12 and 13 of the Code, after appeal remedies with the Administrative Appeals Board have been exhausted.

(c) Any reference in this Code to the housing appeals and advisory board shall be interpreted to refer to one or both of the boards described in this Section, depending on the context and the status of the appeal.

SECTION 6: Section 401 of the Uniform Housing Code is hereby amended by deleting the definition of "HEALTH OFFICER" and replacing it with the following:

HEALTH OFFICER is the legally designated head of the Clark County Health District or his designee. For purposes of this Code, the term also includes the building official or his designee, except with respect to any determination to be made by the health officer under Item #8 of the definition of "NUISANCE" in Section 401 of this Code.

SECTION 7: Section 401 of the Uniform Housing Code is hereby amended by adding thereto the following definition:

KITCHEN means any room used for the storage and preparation of foods and containing any or all of the following equipment: sink or other dishwashing facility, stove, refrigerator, cabinets or other facilities for the storage of equipment or utensils, or counter or table for the preparation of food.

SECTION 8: Section 401 of the Uniform Housing Code is hereby amended by deleting Item #1 of the definition of the term "NUISANCE" and replacing it with the following:

1. Any public nuisance known at common law or in equity jurisprudence, or identified in Chapter 9.04 of the Las Vegas Municipal Code, as it may be amended from time to time.

SECTION 9: Section 505.3 of the Uniform Housing Code is hereby amended by adding thereto a new sentence, reading as follows:

If an electric or gas range has been installed, it shall be maintained in a safe and sanitary working condition or replaced.

SECTION 10: Section 701.1 of the Uniform Housing Code is hereby amended by adding thereto a new paragraph, identified as Paragraph 1, reading as follows:

1. **Cooling Facilities and Cooking Equipment.** If a dwelling unit or guest room has been provided with cooling facilities or cooking equipment, or both, such facilities and equipment shall be maintained in a safe working condition or replaced.

SECTION 11: Section 1101.2 of the Uniform Housing Code is hereby amended by deleting Paragraph 5 thereof and replacing it with a new Paragraph 5, reading as follows:

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order (or any action of the building official) to the Administrative Appeals Board, provided the appeal is made in writing as provided in this Code, and filed with the building official within 10 days after the date of service of the written notice and order (or action), and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

SECTION 12: Section 1103 of the Uniform Housing Code is hereby amended by adding thereto three new subsections, designated as Subsections (3), (4) and (5) reading as follows:

3. If any building is vacated in order for repairs to be made in compliance with an order issued under this Code, a certificate of occupancy must be obtained upon completion of the repairs before reoccupancy will be permitted.

4. Whenever required permits are not taken out for repairs ordered to be made under this Code within the time specified therefor, or repair work is done without the benefit of any required permit; the building official is authorized to charge and collect, in connection with the issuance of permits, an administrative fee of one hundred dollars for each noncomplying single family dwelling unit and fifty dollars for each noncomplying dwelling unit within a multiple family dwelling.

5. With respect to any dwelling unit that is made the subject of a notice and order under this Chapter within twenty-four months after a previous notice and order concerning that unit, the City may impose an annual inspection on such unit and charge therefor an inspection fee of one hundred dollars per unit. If a third notice and order is issued concerning that unit within a forty-eight month period, the City may impose the requirement of an inspection every six months concerning such unit, with a corresponding inspection fee of one hundred dollars per unit. The inspection fees chargeable under this Section, to the extent not paid to the City, may be added to and included in the repair and demolition expenses recoverable by the City under this Code.

SECTION 13: Section 1104 of the Uniform Housing Code is hereby amended by adding thereto a new subsection, designated as Subsection 1104.3, reading as follows:

1104.3 Utility Disconnection. In connection with a failure to vacate, the building official may authorize the disconnection of power to the dwelling unit(s) ordered to be vacated. The building official shall cause a notice of proposed disconnection (including the basis therefor) to be posted on the property and served personally or by mail on the owner or person in charge of the property at least 10 days before disconnection may occur.

SECTION 14: Section 1201 of the Uniform Housing Code is hereby amended by deleting Subsection 1201.1 and replacing it with a new Subsection 1201.1, reading as follows:

1201.1 Form of Appeal. Any person entitled to service under Section 1101.3 may appeal from any notice and order or any action of the building official under this Code by filing at the office of the building official a written appeal containing:

1. A heading in the words: "Before the Administrative Board of Appeals [or City Council] of the City of Las Vegas."
2. A caption reading: "Appeal of _____," giving the names of the appellant(s) participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order or other action.
4. A brief statement in ordinary and concise language of the specific order or action

protested, together with any material facts claimed to support the contentions of the appellant(s).

5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed that the protested order or action should be reversed, modified or otherwise set aside.
6. The signature of all parties named as appellants and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 10 days after the date of the service of the written notice and order (or action) of the building official.

SECTION 15: Section 1204 of the Uniform Housing Code is hereby amended by adding thereto a new sentence, reading as follows:

In the case of a notice and/or order to vacate in the interest of protecting life, limb, property or safety, the building official may order the immediate vacation and securing of a structure pending the disposition of an appeal.

SECTION 16: Section 1502 of the Uniform Housing Code is hereby amended by adding thereto a new subsection, designated as Subsection 1502.3, reading as follows:

1502.3 Other Funding. Nothing in this Chapter shall be construed to prevent the City from using funds from other sources to accomplish the work of repair or demolition.

SECTION 17: Section 1605 of the Uniform Housing Code is hereby amended by adding thereto a new subsection, designated as Subsection 1605.4, reading as follows:

1605.4 Discretion Regarding Means of Collection. Notwithstanding any other provision of this Chapter, in individual cases or in certain types of cases as may be specified, the City Council may authorize the building official or other person or department responsible for the collection of repair and demolition expenses to use any reasonable combination or sequence of collection activities, including but not limited to installment payments, property liens to secure repayment, deferred property liens to be filed if repayment arrangements are not met, and the assessment liens described in this Chapter.

AFFIDAVIT OF PUBLICATION

JUN 20 10 53 AM '95

RECEIVED
CITY CLERK

BILL NO. 95-26
ORDINANCE NO. 3896

AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16, CHAPTER 20, SECTION 10, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCES TO THE 1983 EDITION OF THE UNIFORM HOUSING CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1994 EDITION OF THE UNIFORM HOUSING CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM HOUSING CODE, 1994 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM HOUSING CODE, 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

SPONSORED BY:
Mayor Jan Laverdy Jones
SUMMARY: Adopts the 1994 Edition of the Uniform Housing Code, together with a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto, as the City's Housing Code.

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of May, 1995, and referred to the following committee composed of Councilmen Collister and Adamsen, for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of June, 1995, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote: VOTING "AYE" Councilmen Adamsen, Hawkins Jr., Brass, and Mayor Jones
VOTING "NAY" NONE
VOTING "ABSTAIN" NONE
DID NOT VOTE: Councilman Collister

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 10, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 10, 1995 to JUNE 10, 1995, on the following days:

JUNE 10, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

12 day of June, 19 95

Peggy D. Barron

Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1996

RECEIVED.
CITY CLERK

May 30 11 21 AM '95

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SPONSORED BY:

Mayor Jon Laverly Jones
SUMMARY: Adopts the 1994 Edition of the Uniform Housing Code, together with a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto, as the City's Housing Code. At a City Council meeting May 3, 1995.

BILL NO. 95-26 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:

Councilmen Callister and Adamsen
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 18, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 18, 1995 to MAY 18, 1995, on the following days:

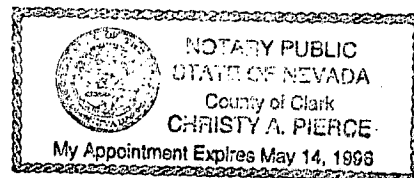
MAY 18, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

18 day of May, 19 95

Christy A. Pierce
Notary Public



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CITY CLERK

JUN 20 10 54 AM '95

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BILL NO. 95-26
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SPONSORED BY:
Mayor Jan Laverly Jones
SUMMARY: Adopts the 1994 Edition of the Uniform Housing Code, together with a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto, as the City's Housing Code.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of May, 1995, and referred to the following committee composed of Councilmen Collister and Adamson, for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of June, 1995, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote: VOTING "AYE": Councilmen Adamson, Hawkins Jr., Brass, and Mayor Jones
VOTING "NAY": NONE
VOTING "ABSTAIN": NONE
DID NOT VOTE: Councilman Collister
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 10, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 10, 1995 to JUNE 10, 1995, on the following days:

JUNE 10, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

12 day of June, 19 95

Peggy D. Barron

Notary Public

PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1996



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AFFIDAVIT OF PUBLICATION

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MAY 30 11 21 AM '95

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SPONSORED BY:

Mayor Jan Laverly Jones
SUMMARY: Adopts the 1994 Edition of the Uniform Housing Code, together with a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto, as the City's Housing Code. At a City Council meeting May 3, 1995.

BILL NO. 95-26 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Callister and Adamsen. 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 18, 1995
Los Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 18, 1995 to MAY 18, 1995, on the following days:

MAY 18, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

18 day of May, 1995

Christy A. Pierce
Notary Public

