

FIRST AMENDMENT

BILL NO. 89-40

Ordinance No. 3455

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE 19, CHAPTER 92, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTIFICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO APPROVE SUCH RECLASSIFICATION AND TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:

Councilman Wayne Bunker
Councilman Arnie Adamsen

Summary: Establishes the procedure pursuant to which the Planning Commission and City Council may approve rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

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

SECTION 1: Title 19, Chapter 92, Section 50, of the
Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
hereby amended to read as follows:

19.92.050: Complete working drawings are not necessary[,];
however, proposed improvements, utilities, streets,
landscape areas and similar items should be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good

1 planning practices, applicable standards and ordinances.
2 Except as is otherwise provided in subsection (C) of
3 this Section, [Plans] plans will not be required for
4 R-A, R-D, R-E and R-1 zoning requests, and may be waived
5 by the Director of the Department of Community Planning
6 and Development in any other case when such waiver is
7 deemed necessary. Basic requirements:

8 (A) The drawing sheet size shall be twenty-four inches
9 by thirty-six inches.

10 (B) The plot plan scale shall be one inch equals one
11 hundred feet or one inch equals fifty feet, pre-
12 ferably larger, depending on size of site plan, and
13 shall include:

14 (1) Legal description of property (may be attached
15 as exhibit);

16 (2) Natural features such as preservable trees,
17 planting or dry washes;

18 (3) Existing buildings or structures;

19 (4) Height in stories and size of proposed
20 buildings;

21 (5) Building designation and use;

22 (6) Off-street parking and access;

23 (7) Landscaping;

24 (8) Elevations or renderings shall be submitted
25 with each application which involves new
26 buildings or major additions, other than
27 single-family residences. The elevations or
28 renderings shall show the views of the
29 buildings or structures from all public
30 streets and from any other location required
31 by the Director of the Department of Community
32 Planning and Development. For existing

1 buildings or structures where there will not
2 be major changes to the exterior, photographs
3 may be substituted for elevations or ren-
4 derings. The Director of the Department of
5 Community Planning and Development may deter-
6 mine that elevations, renderings or photo-
7 graphs are not necessary for incidental
8 buildings, incidental structures or uses which
9 cannot be visually defined.

10 (C) Any application that proposes a use or density
11 which deviates from the General Plan must include a
12 statement which sets forth the circumstances which
13 the applicant believes warrant such deviation.

14 SECTION 2: Title 19, Chapter 92, Section 110, of the
15 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
16 hereby amended to read as follows:

17 19.92.110: (A) Following the conduct of a public hearing, and
18 in all instances within not to exceed thirty days
19 following the date of said hearing, the Planning
20 Commission shall report its findings and recommend-
21 ation on said application to the City Council.
22 Prior to the next subsequent meeting of the City
23 Council, the Secretary of the Planning Commission
24 shall transmit a copy of said report and recommend-
25 ation to the Clerk for inclusion on the agenda of
26 the next regular meeting of the City Council.

27 (B) In order to recommend the approval of a reclassifi-
28 cation that deviates from the General Plan, the
29 Planning Commission must find, based upon evidence
30 in the record, that there are applicable to the
31 property which forms the subject matter of such
32 application circumstances and conditions that

1 warrant such deviation, or that the proposed devel-
2 opment is compatible with, or is appropriate in
3 view of, the existing developments in the surround-
4 ing area or conforms to the trend of development
5 in such area.

6 (C) In order to recommend the denial of a reclassifica-
7 tion that conforms to the General Plan, the
8 Planning Commission must find, based upon evidence
9 in the record, that there are applicable to the
10 property which forms the subject matter of such
11 application circumstances and conditions that
12 warrant such recommendation, or that the proposed
13 development is not compatible with, or is not
14 appropriate in view of, the existing developments
15 in the surrounding area or does not conform to the
16 trend of development in such area.

17 SECTION 3: Title 19, Chapter 92, Section 120, of the
18 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
19 hereby amended to read as follows:

20 19.92.120: (A) The City Council shall consider the application
21 for reclassification of property and the report and
22 recommendation of the Planning Commission [therein,
23 thereon at its next regular meeting following the
24 receipt of said recommendation.

25 (B) If, from the facts presented and the findings in
26 the report and recommendation of the Planning Com-
27 mission, the City Council determines that the
28 public health, safety, welfare, and convenience
29 will best be served by this reclassification or any
30 portion thereof, the City Council may indicate its
31 general approval "in principle of the reclassifica-
32 tion by the adoption of a "resolution of intent to
reclassify" said property.

1 (C) [In case, however, the granting of said reclassifi-
2 cation should be contrary to the Master Plan as it
3 exists at the time of decision on the resolution of
4 intent to reclassify, then said resolution of
5 intent shall not be approved except by a majority
6 vote of the City Council.] The motion for the
7 approval of a reclassification that deviates from
8 the General Plan must include the findings which
9 must be made by the City Council to the effect that
10 there are applicable to the property that forms the
11 subject matter of such application circumstances
12 and conditions that warrant such deviation, or that
13 the proposed development is compatible with, or is
14 appropriate in view of, the existing developments
15 in the surrounding area or conforms to the trend of
16 development in such area.

17 (D) The motion for the denial of a reclassification
18 that conforms to the General Plan must include the
19 findings which must be made by the City Council to
20 the effect that there are applicable to the pro-
21 perty that forms the subject matter of such appli-
22 cation circumstances and conditions that warrant
23 such denial, or that the proposed development is
24 not compatible with, or is not appropriate in view
25 of, the existing developments in the surrounding
26 area or does not conform to the trend of develop-
27 ment in such area.

28 SECTION 4: Title 19, Chapter 92, Section 150, of the
29 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
30 hereby amended to read as follows:

31 19.92.150: (A) In the event a reclassification is approved by
32 the City Council, but not on the basis of a resolu-
tion of intent to reclassify, the City Council

shall [by ordinance] effect such reclassification[.] directly by ordinance. If such reclassification will deviate from the General Plan, the approval thereof must be in accordance with subsection (C) of Section 19.92.120.

(B) No change in any condition, stipulation, requirement or limitation applicable to [such] a reclassification pursuant to this Section may be made except in accordance with the procedures set forth in Section 19.92.140.

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

SECTION 6: All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs

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

3 PASSED, ADOPTED and APPROVED this 20th day of
4 September, 1989.

5 APPROVED:

6 By 
7 RON LURIE, MAYOR OK
9/22/89
RAW

8 ATTEST:

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10 KATHLEEN M. TIGHE, CITY CLERK
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1 The above and foregoing ordinance was first proposed
2 and read by title to the City Council on the 7th day of June
3 1989, and referred to the following committee composed of
4 Councilmen Adamsen and
5 Nolen for recommendation; thereafter the
6 said committee reported favorably on said ordinance on the 20th
7 day of September, 1989, which was a regualr meeting of
8 said Council; that at said regular meeting, the proposed
9 ordinance was read by title to the City Council as amended and
10 adopted by the following vote:

11 VOTING "AYE" : Councilmen Adamsen, Higginson, Miller, Nolen and Mayor Lurie

12 VOTING "NAY" : NONE

13 ABSENT: NONE

14 APPROVED:

15
16 By

RON LURIE, MAYOR

OK
9/22/89
RWW

17 ATTEST:

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19 Kathleen M. Tighe
20 Kathleen M. Tighe, City Clerk

3455
BILL NO. 89-40

Ordinance No. _____

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4 AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE
5 19, CHAPTER 92, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF
6 LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTI-
7 FICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION
8 OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION
9 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION
10 TO MAKE SPECIFIC FINDINGS IN CONNECTION WITH ANY RECOMMENDATION
11 TO APPROVE SUCH RECLASSIFICATION AND TO MAKE SPECIFIC FINDINGS IN
12 CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF
13 PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120
14 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE
15 SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSI-
16 FICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN
17 CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT
18 CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE
19 AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS
20 IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY
21 THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS
22 PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS
23 OF ORDINANCES IN CONFLICT HERewith.

24
25 Sponsored by:

26 Councilman Wayne Bunker
27 Councilman Arnie Adamsen

Summary: Establishes the procedure
pursuant to which the Planning
Commission and City Council may
approve rezoning applications that
deviate from the General Plan or
deny rezoning applications that con-
form to the General Plan.

28
29 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
30 ORDAIN AS FOLLOWS:

31 SECTION 1: Title 19, Chapter 92, Section 50, of the
32 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
hereby amended to read as follows:

19.92.050: Complete working drawings are not necessary[,];
however, proposed improvements, utilities, streets,
landscape areas and similar items should be shown. Pre-
liminary drawings must contain sufficient information to
permit the determination of compliance with good
planning practices, applicable standards and ordinances.
Except as is otherwise provided in subsection (C) of
this Section, [Plans] plans will not be required for

1 R-A, R-D, R-E and R-1 zoning requests, and may be waived
2 by the Director of the Department of Community Planning
3 and Development in any other case when such waiver is
4 deemed necessary. Basic requirements:

5 (A) The drawing sheet size shall be twenty-four inches
6 by thirty-six inches.

7 (B) The plot plan scale shall be one inch equals one
8 hundred feet or one inch equals fifty feet, pre-
9 ferably larger, depending on size of site plan, and
10 shall include:

11 (1) Legal description of property (may be attached
12 as exhibit);

13 (2) Natural features such as preservable trees,
14 planting or dry washes;

15 (3) Existing buildings or structures;

16 (4) Height in stories and size of proposed
17 buildings;

18 (5) Building designation and use;

19 (6) Off-street parking and access;

20 (7) Landscaping;

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22 with each application which involves new
23 buildings or major additions, other than
24 single-family residences. The elevations or
25 renderings shall show the views of the
26 buildings or structures from all public
27 streets and from any other location required
28 by the Director of the Department of Community
29 Planning and Development. For existing
30 buildings or structures where there will not
31 be major changes to the exterior, photographs
32 may be substituted for elevations or ren-

1 derings. The Director of the Department of
2 Community Planning and Development may deter-
3 mine that elevations, renderings or photo-
4 graphs are not necessary for incidental
5 buildings, incidental structures or uses which
6 cannot be visually defined.

7 (C) Any application that proposes a use or density
8 which deviates from the General Plan must include a
9 statement that sets forth the circumstances which
10 the applicant believes warrant such deviation.

11 SECTION 2: Title 19, Chapter 92, Section 110, of the
12 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
13 hereby amended to read as follows:

14 19.92.110: (A) Following the conduct of a public hearing, and
15 in all instances within not to exceed thirty days
16 following the date of said hearing, the Planning
17 Commission shall report its findings and recommend-
18 ation on said application to the City Council.
19 Prior to the next subsequent meeting of the City
20 Council, the Secretary of the Planning Commission
21 shall transmit a copy of said report and recommend-
22 ation to the Clerk for inclusion on the agenda of
23 the next regular meeting of the City Council.

24 (B) In order to recommend the approval of a reclassifi-
25 cation that deviates from the General Plan, the
26 Planning Commission must find specifically that
27 there are applicable to the property that forms the
28 subject matter of such application exceptional cir-
29 cumstances and conditions that warrant such
30 deviation. Such findings must be supported by
31 substantial evidence in the record and set forth
32 with specificity in the recommendation to the City

1 Council.

2 (C) In order to recommend the denial of a reclassifica-
3 tion that conforms to the General Plan, the
4 Planning Commission must find specifically that
5 there are applicable to the property that forms the
6 subject matter of such application exceptional cir-
7 cumstances and conditions that warrant such recom-
8 mendation. Such findings must be supported by
9 substantial evidence in the record and set forth
10 with specificity in the recommendation to the City
11 Council.

12 SECTION 3: Title 19, Chapter 92, Section 120, of the
13 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
14 hereby amended to read as follows:

15 19.92.120: (A) The City Council shall consider the application
16 for reclassification of property and the report and
17 recommendation of the Planning Commission [therein,]
18 thereon at its next regular meeting following the
19 receipt of said recommendation.

20 (B) If, from the facts presented and the findings in
21 the report and recommendation of the Planning Com-
22 mission, the City Council determines that the
23 public health, safety, welfare, and convenience
24 will best be served by this reclassification or any
25 portion thereof, the City Council may indicate its
26 general aproval in principle of the reclassifica-
27 tion by the adoption of a "resolution of intent to
28 reclassify" said property.

29 (C) [In case, however, the granting of said reclassifi-
30 cation should be contrary to the Master Plan as it
31 exists at the time of decision on the resolution
32 of intent to reclassify, then said resolution of

1 intent shall not be approved except by a majority
2 vote of the City Council.] The approval of a
3 reclassification that deviates from the General
4 Plan must be by the majority vote of the entire
5 City Council, and the record must include specific
6 findings by the City Council, supported by substan-
7 tial evidence, that there are applicable to the
8 property that forms the subject matter of such
9 application exceptional circumstances and con-
10 ditions that warrant such deviation.

11 (D) The denial of a reclassification that conforms to
12 the General Plan must be by the majority vote of
13 the entire City Council, and the record must in-
14 clude specific findings by the City Council, sup-
15 ported by substantial evidence, that there are
16 applicable to the property that forms the subject
17 matter of such application exceptional circum-
18 stances and conditions that warrant such denial.

19 SECTION 4: Title 19, Chapter 92, Section 150, of the
20 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
21 hereby amended to read as follows:

22 19.92.150: (A) In the event a reclassification is approved by
23 the City Council, but not on the basis of a resolu-
24 tion of intent to reclassify, the City Council
25 shall [by ordinance] effect such reclassifica-
26 tion[.] directly by ordinance. If such reclassi-
27 fication will deviate from the General Plan, the
28 approval thereof must be in accordance with sub-
29 section (C) of Section 19.92.120.

30 (B) No change in any condition, stipulation, require-
31 ment or limitation applicable to [such] a reclassi-
32 fication pursuant to this Section may be made

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except in accordance with the procedures set forth
in Section 19.92.140.

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

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

PASSED, ADOPTED and APPROVED this ____ day of
____, 1989.

APPROVED:

By _____
RON LURIE, MAYOR

ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

1 The above and foregoing ordinance was first proposed
2 and read by title to the City Council on the _____ day of _____,
3 198__, and referred to the following committee composed of
4 _____ and
5 _____ for recommendation; thereafter the
6 said committee reported favorably on said ordinance on the _____
7 day of _____, 198__, which was a _____ meeting of
8 said Council; that at said _____ meeting, the proposed
9 ordinance was read by title to the City Council as first intro-
10 duced and adopted by the following vote:

11 VOTING "AYE" : _____

12 VOTING "NAY" : _____

13 ABSENT: _____

14 APPROVED:

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16 By _____
17 RON LURIE, MAYOR

18 ATTEST:

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20 _____
21 Kathleen M. Tighe, City Clerk
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AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE 19 CHAPTER 92, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTIFICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION TO MAKE SPECIFIC FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO APPROVE SUCH RECLASSIFICATION AND TO MAKE SPECIFIC FINDING IN CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

Summary: Establishes the procedure pursuant to which the Planning Commission and City Council may approve rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

Sponsored by:
Councilman Wayne Bunker
Councilman Arnie Adamsen

At a City Council meeting June 7, 1989 BILL NO. 89-40 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Adamsen and Nolen.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB. August 24, 25, 1989
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss. SEP 5 10 28 AM '89
COUNTY OF CLARK

JOAN POLLACK CITY CLERK, being first duly sworn,

deposes and says: That he is LEGAL CLERK of the LAS VEGAS SUN, a daily newspaper of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of 2 TIMES

from AUGUST 24, 1989 to AUGUST 25, 1989

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

AUGUST 24, 25

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

Signed

Subscribed and sworn to before me this 25TH day of AUGUST, 1989

Notary Public in and for Clark County, Nevada



Notary Public State Of Nevada
COUNTY OF CLARK
SHARON R. COPLEY
My Commission Expires
Feb. 7, 1993

No. 68807
BILL NO. 89-40
Ordinance No. 3455

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE 19, CHAPTER 92, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTIFICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO APPROVE SUCH RECLASSIFICATION AND TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Summary: Establishes the procedure pursuant to which the Planning Commission and City Council may approve rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

Sponsored by:
Councilman Wayne Bunker
Councilman Arnie Adamsen

The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 7th day of June, 1989, and referred to the following committee composed of Councilman Adamsen and Nolen for recommendation; thereafter the said committee reported favorably on said ordinance on the 20th day of September, 1989, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE" Councilmen:
Adamsen, Higginson, Miller, Nolen
and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: September 23, 1989
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

Joan Pollack

_____, being first duly sworn,
legal clerk
deposes and says: That he is _____ of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 1 time

from September 23, 1989 to September 23, 1989
inclusive, being the issues of said newspaper for the following dates, to-wit:
September 23

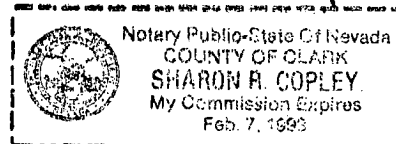
_____, newspaper was regularly issued and circulated on each of the dates

signed _____
d sworn to before me this
September, 1989

23rd

Notary Public in and for Clark County, Nevada

on Expires



No. 68807
BILL NO. 89-40
Ordinance No. 3455

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE 19, CHAPTER 52, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTIFICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO APPROVE SUCH RECLASSIFICATION AND TO MAKE FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Summary: Establishes the procedure pursuant to which the Planning Commission and City Council may approve rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

Sponsored by:
Councilman Wayne Bunker
Councilman Arnie Adamsen

The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 7th day of June, 1989, and referred to the following committee composed of Councilman Adamsen and Nolen for recommendation; thereafter the said committee reported favorably on said ordinance on the 20th day of September, 1989, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE" Councilmen:
Adamsen, Higginson, Miller, Nolen
and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: September 23, 1989
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

Joan Pollack _____, being first duly sworn,
legal clerk

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

from September 23, 1989 to September 23, 1989

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

September 23

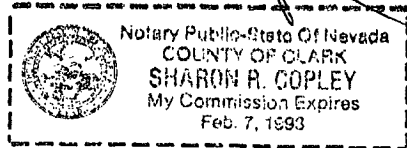
That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed Joan Pollack
23rd

Subscribed and sworn to before me this
day of September, 1989

Sharon R. Copley
Notary Public in and for Clark County, Nevada

My Commission Expires



No. 61189

BILL NO. 89-40

Ordinance No. ---

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY; AMENDING TITLE 19 CHAPTER 92, SECTION 50, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REQUIRE A STATEMENT OF JUSTIFICATION IN CONNECTION WITH AN APPLICATION FOR A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; AMENDING SECTION 110 OF SAID TITLE AND CHAPTER TO REQUIRE THE PLANNING COMMISSION TO MAKE SPECIFIC FINDINGS IN CONNECTION WITH ANY RECOMMENDATION TO APPROVE SUCH RECLASSIFICATION AND TO MAKE SPECIFIC FINDING IN CONNECTION WITH ANY RECOMMENDATION TO DENY A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 120 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN CONNECTION WITH THE APPROVAL OF A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN OR IN CONNECTION WITH THE DENIAL OF A RECLASSIFICATION OF PROPERTY THAT CONFORMS TO THE GENERAL PLAN; AMENDING SECTION 150 OF SAID TITLE AND CHAPTER TO REQUIRE THE CITY COUNCIL TO MAKE SIMILAR FINDINGS IN APPROVING DIRECTLY BY ORDINANCE A RECLASSIFICATION OF PROPERTY THAT DEVIATES FROM THE GENERAL PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Summary: Establishes the procedure pursuant to which the Planning Commission and City Council may approve rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

Sponsored by:
Councilman Wayne Bunker
Councilman Arnie Adamsen

At City Council meeting June 7, 1989 BILL NO. 89-40 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Adamsen and Nolen.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: August 24, 25, 1989
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss.

SEP 5 10 28 AM '89

JOAN POLLACK

CITY CLERK

, being first duly sworn,

deposes and says: That he is LEGAL CLERK of the LAS VEGAS SUN, a daily newspaper of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of 2 TIMES

from AUGUST 24, 1989 to AUGUST 25, 1989

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

AUGUST 24, 25

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

Signed

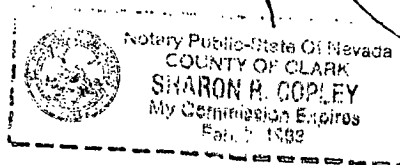
Joan Pollack

Subscribed and sworn to before me this 25TH
day of AUGUST, 1989

Sharon R. Copley

Notary Public in and for Clark County, Nevada

My Commission Expires



084981