

ORDINANCE NO. 1364

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3(B) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY REDEFINING THE WORD "LOT" TO INCLUDE THEREIN PARCELS OF LAND WHICH ARE LOCATED IN INDUSTRIAL OR COMMERCIAL ZONES WHICH HAVE FRONTAGE ON A PUBLIC STREET THROUGH A PERMANENT MUTUAL EASEMENT; TO AMEND SECTION 6(O) OF SAID TITLE AND CHAPTER TO PERMIT COMMERCIAL CONDOMINIUM DEVELOPMENTS IN INSTANCES WHERE ALL PROPERTY OWNERS THEREIN HAVE ACCESS TO THEIR PROPERTIES BY MEANS OF A PERMANENT MUTUAL EASEMENT; TO AMEND SECTION 24 (A) (16) OF SAID TITLE AND CHAPTER BY PROVIDING FOR REINSTATEMENT IN CERTAIN CASES OF VARIANCES WHICH HAVE EXPIRED; PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Title XI, Chapter 1, Section 3 (B) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-3 (B):

"L"

LOT: A parcel of land occupied or designed so that it may be occupied by a building, dwelling, dwelling group, and permitted accessory buildings, including the open space which may be required by this Chapter. A lot may be a parcel of land recorded on a subdivision map or survey map of record, or may be a unit of land described by metes and bounds. All lots shall front on a public street. No minimum lot width is set forth for commercial and industrial lots; said lots shall be deemed to have frontage on a public street even though such frontage is collectively owned through an undivided interest or permanent mutual easement to each lot owner.

LOT, CORNER: A lot as described above, situated at the intersection of two (2) or more streets.

LOT, FRONT OF: A front of a lot shall be considered to be that side of the lot which fronts on a public street. In the case of a corner lot, the front of the lot shall be considered to be the side which has the lesser dimension in width. In the case of a through lot, either side which abuts a public street may be considered the front, except in cases where deed restrictions or other public or

private covenants prohibit access from one (1) street.

LOT, THROUGH: An interior lot having frontage on two (2) parallel or approximately parallel public streets.

SECTION 2. Title XI, Chapter 1, Section 6 (O) of said Municipal Code is hereby amended to read as follows:

11-1-6: (O) Requirements for Commercial Condominium Developments:

A commercial condominium development may be permitted provided that all of the owners in the development participate in the common land and/or joint ownership by means of an undivided interest or permanent mutual easement and further provided that the following conditions are complied with:

1. Conformance to the requirements of the Department of Building and Safety relative to grading and drainage.
2. Conformance to the requirements of the Department of Building and Safety relative to the improvement of the access and parking areas held in common ownership or through permanent mutual easement.
3. Access to more than one street or provision of an adequate turn-around if access is by means of a cul-de-sac.
4. Sanitary sewer lines installed in the commonly owned areas shall conform to the same requirements as though they were located in a public right-of-way.
5. The installation of fire hydrants as required by the Fire Department.
6. A plot plan approved by the Planning Commission and a record of survey shall be recorded in the office of the County Recorder.

SECTION 3. Title XI, Chapter 1, Section 24 (A) (16) of said Municipal Code is hereby amended to read as follows:

11-1-24 (A): 16. Termination of Variances: Variances not exercised within six (6) months after approval shall be void without further action unless a greater time limit is specified in the approval. Variances for uses not permitted in a particular zone shall be void without further action if the use approved by the variance ceases for a period of six (6) months

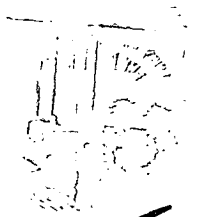
or more. The above provisions shall be applicable to variances in existence at the time of the adoption of this Section and any subsequent variance. Notwithstanding the above, the Board of Zoning Adjustment may grant an extension of time upon a showing of good cause and further providing that, where substantial progress can be shown to the satisfaction of the Board of Zoning Adjustment within a six (6) months period next succeeding the expiration date, the variance may be reinstated.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 5. All ordinances or parts of ordinances, sections, subsections, phrases, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 2nd day October, 1968.

ATTEST:



Oran K. Gragson
ORAN K. GRAGSON, MAYOR

Edwina M. Cole

~~EDWINA M. COLE, City Clerk~~
ASSISTANT CITY CLERK

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of September, 1968, and referred to the following committee composed of Commissioners Corey and Stewart for recommendation; thereafter the said committee reported favorably on said ordinance on the 2nd day of October, 1968, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Corey, Stewart, Mirabelli and Mayor Gragson

VOTING "NAY": None

ABSENT: None

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:



Edwina M. Cole

~~EDWINA M. COLE, City Clerk~~
ASSISTANT CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK { ss.

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Shop Foreman 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 days

from Oct. 5, 1968 to Oct. 12, 1968

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

October 5, 12, 1968

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

Signed

Robert E. Hunter

Subscribed and sworn to before me this 14th
day of October, 1968.

Ruthe V. Deskin
Notary Public in and for Clark County, Nevada

My Commission Expires



RUTHE V. DESKIN
Notary Public - State of Nevada
My Commission Expires

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PASSED, ADOPTED AND APPROVED this 2nd day of October, 1968.

/s/ ORAN K. GRAGSON, Mayor

ATTEST:
/s/ ALETA E. WATSON
Assistant City Clerk

The above and foregoing ordinance to the Board of Commissioners on the 18th day of September, 1968, and referred to the following committee composed of Commissioners Corey and Stewart for recommendation; thereafter the said committee reported favorably on said ordinance on the 2nd day of October, 1968, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Corey, Stewart, Mirbell and Mayor Gragson

VOTING "NAY": None
ABSENT: None

APPROVED:

/s/ ORAN K. GRAGSON, Mayor

ATTEST:
/s/ ALETA E. WATSON
Assistant City Clerk

Pub.: Oct 5; 12, 1968.