

ORDINANCE NO. 1512

AN ORDINANCE AMENDING TITLE XI, CHAPTER 1, SECTION 24, SUBSECTION (A) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING THERETO A NEW PARAGRAPH TO BE DESIGNATED PARAGRAPH 17 TO GRANT VARIANCES WITHIN VERY NARROW LIMITATIONS IN ORDER TO AVOID UNDUE HARDSHIPS IN FOLLOWING STANDARD VARIANCE PROCEDURES; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. 1512

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

SECTION 1. Title XI, Chapter 1, Section 24, Subsection (A) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended by adding a new paragraph to be designated Paragraph 17 as follows:

11-1-24 (A) 17. ADMINISTRATIVE VARIANCES - PLANNING COMMISSION:

The Planning Commission may approve Administrative Variances wherein unusual circumstances are involved, the Variance is very minor in nature, the granting of said Variance will not have any detrimental effect on any abutting property owners, and only when the Variance falls within the following described boundaries:

1. Approve building permits wherein no more than a 5 percent deficiency occurs in terms of the size and width of the lot.
2. Approve an additional unit in a multi-family zone wherein no more than a 5 percent deficiency exists in land area.
3. Approve minor variations to front yard setbacks when all or a portion of the front lot line is an arc.
4. Approve adjustments in the rear setback requirements, in cases wherein a lot has more than four lot lines or wherein one side property line exceeds the other by more than 10 feet and provided that no portion of the dwelling is closer than 10 feet to any rear property line and further provided that the average depth of the rear yard conforms to the ordinance requirements.
5. Approve additions to non-conforming buildings when the non-conformance is a result of inadequate setbacks and

provided that the addition conforms to all other provisions of the ordinance and further provided that the addition shall not encroach beyond the encroachment of the existing building and the encroachment is located in either a side or rear yard and does not encroach more than 50 percent and further provided that the total of all such additions or enlargements shall not exceed more than 50 percent of the size of the existing structure.

6. Approve walls and/or fences in excess of 6 feet in height along rear or side property lines of residential lots when said rear or side property line abuts a non-residential zone, an above grade freeway or major traffic carrier, or any public use area wherein the additional height would be necessary for visual and noise screening.

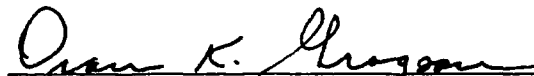
The Planning Commission may approve these Variances without conducting a public hearing; however, if the Planning Commission deems that a public hearing is advisable, the procedure set forth for Variances to the Board of Zoning Adjustment shall be followed. Denial of an Administrative Variance by the Planning Commission shall stay all proceedings and further recourse shall follow the procedure set forth for a Variance through the Board of Zoning Adjustment.

SECTION 2. 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. Everyday of such violation shall constitute a separate offense.

SECTION 3. All ordinances or parts of ordinances, sections, subsections, phrases, sentences, 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 of June, 1971.

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

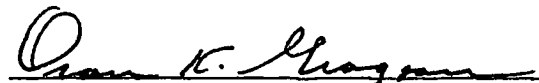
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 21st day of April, 1971, and referred to the following committee composed of Commissioners Thornley and Coblentz for recommendation; thereafter the said committee reported favorably on said ordinance on the 2nd day of June, 1971, 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 Coblentz, Howery, Corey and Mayor Gragson

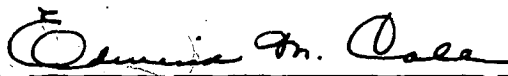
VOTING "NAY": None

ABSENT: Thornley (excused)

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

LOUIS MURATORE being first duly sworn, deposes and says that he is foreman for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper 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 Two insertions from period of June 5, 1971 to June 12, 1971 inclusive, being the issue of said newspaper for the following dates, to wit:

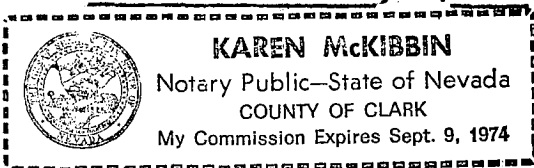
June 5, 12, 1971

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

SIGNED

L. Muratore
LOUIE MURATORE

Subscribed and sworn to before me this 14th day of June, 1971.



NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA

Karen McKibbin

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CITY CLERK

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PASSED, ADOPTED AND APPROVED this 2nd day of June, 1971.

APPROVED:

(s) Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

(s) Edwina M. Cole

Edwina M. Cole, City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 21st day of April, 1971, and referred to the following committee composed of Commissioners Thornley and Coblenz for recommendation; thereafter the said committee reported favorably on said ordinance on the 2nd day of June, 1971, 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 Coblenz, Howery, Corey and Mayor Gragson

VOTING "NAY": None ABSENT: Thornley (excused)

APPROVED:

(s) Oran K. Gragson

ORAN K. GRAGSON,

MAYOR

ATTEST:

(s) Edwina M. Cole

Edwina M. Cole, City Clerk

(SEAL)

June 5 & 12, 1971.