

ORDINANCE NO. 1582

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (C) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING THERETO A NEW PARAGRAPH DESIGNATED PARAGRAPH 7 TO PROVIDE FOR CONDOMINIUMS; TO AMEND SECTION 6 OF SAID TITLE AND CHAPTER BY DELETING SUBSECTION (R) THEREOF; TO AMEND SECTION 11 OF SAID TITLE AND CHAPTER BY ADDING THERETO 11.B TO CREATE A ZONING DISTRICT FOR RESIDENTIAL PLANNED DEVELOPMENTS AND TO ADOPT THE DESIGN CRITERIA BY RESOLUTION; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

SECTION 1. Title XI, Chapter 1, Section 6, Subsection (C) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended by adding thereto a new paragraph designated Paragraph 7 to read as follows:

11-1-6 (C) 7. In the case of condominiums, if a portion of the land is to be held in joint ownership by the occupants with individual ownership of lots, the lots do not have to front on dedicated right-of-way provided that the land held under joint ownership does front on dedicated right-of-way and further provided that an easement of access is recorded providing access to each lot. If all of the land is to be held in joint ownership and individual ownership in fee simple will involve only air space, the individual ownership of air space will not require an easement of access, provided the land under joint ownership abuts dedicated right-of-way.

SECTION 2. Title XI, Chapter 1, Section 6, Subsection (R) of said Municipal Code is hereby deleted.

SECTION 3. Title XI, Chapter 1, Section 11 of said Municipal Code is hereby amended by adding thereto 11.B to read as follows:

11-1-11.B R-PD-RESIDENTIAL PLANNED DEVELOPMENT

(A) Purpose: The purpose of a Planned Unit Development is to allow a maximum flexibility for imaginative and innovative residential design and land utilization in accordance with the General Plan. It is intended to promote an enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns.

(B) Uses Permitted:

A development may consist of attached or detached single family units, townhouses, cluster units, condominiums, garden apartments, or any combination thereof.

(C) Density:

The number of dwelling units permitted per gross acre shall be determined by the General Land Use Plan. The number of dwelling units per gross acre shall be placed after the zoning symbol R-PD; for example, a development for 6 units per gross acre shall be designated as R-PD6.

(D) Minimum Site Area Requested:

Five (5) acres, except the City Commission may waive the minimum site area.

(E) Submission Requirements:

Generally, a pre-submission conference shall be required with the developer, or his authorized representative, and staff of the Planning Department to discuss density requirements and preliminary site planning. Plans necessary for submission with an application are as follows:

1. Five (5) sets of complete development plans showing the proposed uses for the property including dimensions and location of all proposed structures, parking spaces, common areas, private drives, public streets and the exterior boundaries. If the development is to be constructed in phases, each phase shall be delineated on the site plan. Each set of plans shall include floor plans and elevations of buildings.
2. Drainage information shall consist of either a contour map or sufficient information indicating the general flow pattern or percentage of slope.
3. One copy of the Conditions, Covenants and Restrictions (CC&R's).

(F) Approval:

Plans shall be approved by the Planning Commission and the Board of City Commissioners. Upon completion of the construction, in accordance with the approved plan, no changes of any type shall be permitted unless

first approved by the City Commission.

The Planning Commission and the Board of Commissioners in their approval may attach whatever conditions they deem necessary to insure the proper amenities of residential usage and to assure that the proposed development will be compatible with surrounding, existing and proposed land uses.

(G) Development Standards:

All developments shall be in accordance with the design standards adopted by the City Commission as evidenced by a resolution of record and copies of said resolution shall be available in the Planning Department. The design standards in the resolution may be amended when deemed necessary by the City Commission.

(H) Subdivision Procedure:

A Planned Unit Development shall follow the standard subdivision procedure. The tentative map shall include the public and private street design and dimension, lot design and dimension, location of driveways, buildings, walls, fences, walkways, open space areas, parking areas, drainage information, street names and location of utilities. The final map shall indicate the use, location and dimension of all proposed structures, streets, easements, driveways, walkways, parking areas, recreational facilities, open spaces and landscaped areas.

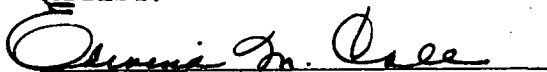
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day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

SECTION 5. All ordinances, or parts of ordinances, sections, subsections, phrases, clauses, sentences 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 5th day of July, 1972.

APPROVED:

ATTEST:


Edwina M. Cole, City Clerk


ORAN K. GRAGSON MAYOR

RESOLUTION SETTING FORTH DESIGN STANDARDS FOR RESIDENTIAL PLANNED DEVELOPMENTS UNDER THE R-PD ZONING DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF LAS VEGAS AND, MORE SPECIFICALLY, REFERRING TO TITLE XI, CHAPTER 1, SECTION 11.B

Buildings:

1. Whenever common walls are proposed they shall be two-hour fire resistant.
2. In the case of a proposed condominium subdivision of an existing multi-family building, the City shall have the right to deny such subdivision unless the units are provided with two-hour fire resistant common walls, and separate utility service maintained by the Homeowners Association.

Drainage:

Drainage on the internal private and public streets shall be as required by the Department of Public Works. All common driveways shall drain to either the storm sewer or a street section.

Fire Hydrants:

Fire hydrants shall be provided as required by the Fire Department.

Fire Lanes:

Where access is not provided by means of a private street, an easement a minimum of 12 feet in width free of all vehicular impediments shall be provided for fire lanes as required by the Fire Department. Fire lanes may be grassed.

Lighting - Private Streets:

1. Common Drives: Safety lights shall be required and shall be a minimum of 40' on center with space similar to Kendall Catalogue 3663, vandal proof and tamper proof 100-watt, Lightmate wall bracket with Herculex diffuser or equal.
2. Vehicular Access Street: Shall be a minimum of 175 watt mercury vapor depending upon street design and may be Westinghouse Pinto type 2 design or equal; polycarbonate lenses shall be used in place of glass. All designs, spacing of luminaires, etc., shall be approved by the Public Works Department.

Lighting - Public Street:

Lighting on all public streets shall conform to the approved City standards.

Maintenance Covenants:

Whenever any property or facility such as parking lots, storage areas, swimming pools, or other areas, are owned jointly, a proper maintenance and use agreement shall be recorded as a covenant with the property.

Parking:

Generally, a minimum of three (3) parking spaces shall be provided for each dwelling unit; however, depending upon location and character of the neighborhood, required parking may be reduced. Parking on interior and contiguous boundary public streets may be included as a portion of the required parking.

Setbacks:

1. Setback of buildings and other sight restrictions at intersection with public and/or private streets shall have the approval of the Traffic Engineer. Generally, a setback of 20' from a public or private street shall be provided.
2. No building shall be located closer than 10' from any exterior boundary street.

Sewers:

Sanitary sewers shall be installed and maintained as required by the Department of Public Works. Sanitary sewers to be maintained by the City and not located in public streets shall be located in easements and shall be constructed in accordance with the requirements of the Public Works Department.

Streets - Private:

1. Common Drives: A private street which serves as access to parking areas and is connected to a vehicular access street or a public street. A cross section shall be required showing the common drive to be 30' wide from back of curb with roll-type or "L" type curb and gutter and alley-type openings. The alley-type openings shall be required where common drives intersect a vehicular access street or a public street. Under certain circumstances, an inverted section with a 4' concrete invert may be required. Under this alternate, the roll-type or the "L" type curb would not be required unless there is a grassed area or any area requiring periodic watering contiguous to the common drive, in which case a roll-type or "L" type curb shall be required. No sidewalks shall be required nor easement unless utilities are to be dedicated to the City. A common drive may be reduced to 26' in width when it provides parking access on one side only and a 4' clearance is provided between the curb and any structure on the opposite side.

A common drive shall not be accepted by the City for maintenance nor shall the City assume responsibility for servicing it unless it is re-constructed to conform to the City's standards.

2. Vehicular Access: A private street connecting to a public street and usually connecting more than one common drive. A vehicular access street shall be a minimum of 40' from back of curb and constructed with an "L" type curb and gutter. No sidewalks shall be required; however, a 3' easement shall be provided on both sides behind the curb. All driveways and other access from a vehicular access street shall conform to the curb cut ordinance. A 20' minimum radius turn around shall be provided at the termination of a vehicular access street.

A vehicular access street may be accepted for dedication and City maintenance provided it is constructed to the specified requirements.

3. Sidewalks shall not be required on the private streets but shall be required in the common areas.
4. No private street may directly connect two public streets unless the density and street design are such that the traffic will not overload the street.
5. All private streets shall be constructed as required by the Department of Public Works. The construction of all streets will be inspected by the Department of Public Works.

Streets - Public:

1. All public streets shall conform to the approved design standards as set forth by the Department of Public Works.

Street Name and Numbering:

1. All private streets shall be named and numbered as required by the Planning Department.
2. All street name signs shall be according to City standards, except that approved decorative signs may be used. A sign comparable to street name signs bearing the words "private street" shall be mounted directly below the street name sign.

Utilities:

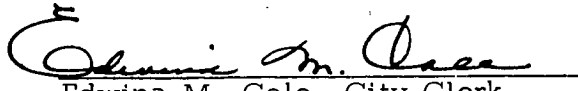
1. Whenever more than one dwelling unit is contained within a building and ownership of the separate dwelling units will be in fee simple or in any ownership other than joint ownership, separate services such as water, power, and sanitary sewer shall be provided to each dwelling unit.
2. Whenever possible, underground utilities will normally be considered a requirement in connection with planned unit developments.

PASSED, ADOPTED AND APPROVED this 5th day of July, 1972,
by the Mayor and Board of City Commissioners.

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk


(THIS RESOLUTION ADOPTED AS A PART OF ORDINANCE No. 1582)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 7th day of June, 1972, and referred to the following committee composed of Commissioners Thornley and Franklin for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1972, 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:

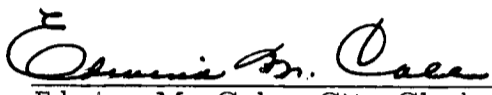
VOTING "AYE": Commissioners Franklin, Coblentz, Thornley and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Morelli (excused)

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

RECEIVED

JUL 20 9 47 AM '72

CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

ROBERT E. HUNTER, being first duly sworn,

deposes and says: That he is COMPOSING ROOM 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 8 days

from July 8, 1972 to July 15, 1972

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

July 8, 15, 1972

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

Signed *Robert E. Hunter*

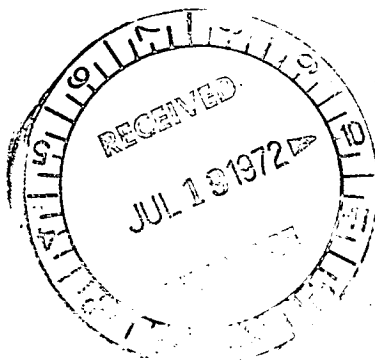
Subscribed and sworn to before me this 17th day of July, 1972

Ruth V. Deskin

My Commission Expires

Notary Public in and for Clark County, Nevada
RUTH V. DESKIN
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires April 14, 1973

12628



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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, sentences 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 5th day of July, 1972.

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 7th day of June, 1972, and referred to the following committee composed of Commissioners Thornley and Franklin for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1972, 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 adapted by the following vote:

VOTING "AYE": Commissioners Franklin, Coblenz, Thornley and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Morell (excused)

APPROVED:

-s- Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

-s- Edwina M. Cole
Edwina M. Cole, City Clerk
(SEAL)

Pub. July 8, 15, 1972