

ORDINANCE NO. 604

AN ORDINANCE TO PROVIDE FOR THE REDUCTION OF THE BUILDING SITE AREA REQUIREMENTS IN LOTS 23 - 48, INCLUSIVE, BLOCK 3, LOTS 1 - 24, INCLUSIVE, BLOCK 4, BOULDER DAM HOMESITE TRACT #2; LOTS 25 - 48, INCLUSIVE, BLOCK 1, LOTS 1 - 24, INCLUSIVE, BLOCK 2, LOTS 27 - 52, INCLUSIVE, BLOCK 4, LOTS 1 - 26, INCLUSIVE, BLOCK 3, BOULDER DAM HOMESITE TRACT #3; AND LOTS 26 - 51, INCLUSIVE, BLOCK 5, LOTS 1 - 26, INCLUSIVE, BLOCK 6, BOULDER DAM HOMESITE TRACT #4, TO THE CITY OF LAS VEGAS; PROVIDING OTHER MATTERS RELATED THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, the Master Plan of Land Use, 1953 Revision, for the City of Las Vegas, has classified Lots 23 - 48, inclusive, Block 3, Lots 1 - 24, inclusive, Block 4, Boulder Dam Homesite Tract #2; Lots 25 - 48, inclusive, Block 1, Lots 1 - 24, inclusive, Block 2, Lots 27 - 52, inclusive, Block 4, Lots 1 - 26, inclusive, Block 3, Boulder Dam Homesite Tract #3; and Lots 26 - 51, inclusive, Block 5, Lots 1 - 26, inclusive, Block 6, Boulder Dam Homesite Tract #4, as an R-2 (Two-Family Residence) Use District; and

WHEREAS, the lot size of the lots in said additions contain only 6,350 square feet, necessitating a variance in every case of application for duplex building since the minimum building site area requirement in an R-2 Zone is 7,000 square feet; and

WHEREAS, in order to save time and expense in the future it will be in the public interest to provide for the issuance of building permits without first applying for a variance in each case;

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

SECTION 1. From and after the passage of this ordinance, the minimum building site requirement of 7,000 square feet for the construction of two-family residence shall be reduced to 6,350 square feet for lots 23 - 48, inclusive, Block 3, Lots 1 - 24, inclusive, Block 4, Boulder Dam Homesite Tract #2; Lots 25 - 48, inclusive, Block 1, Lots 1 - 24, inclusive, Block 2, Lots 27 - 52, inclusive, Block 4, Lots 1 - 26, inclusive, Block 3, Boulder Dam Homesite Tract #3; and Lots 26 - 51, inclusive, Block 5, Lots 1 - 26 inclusive, Block 6, Boulder Dam Homesite Tract #4, classified as R-2 in the Master Plan of Land Use, 1953 Revision; provided, however, in no case shall a multiple dwelling or dwelling group occupy a site which provides less than 1750 square feet of land per family or dwelling unit.

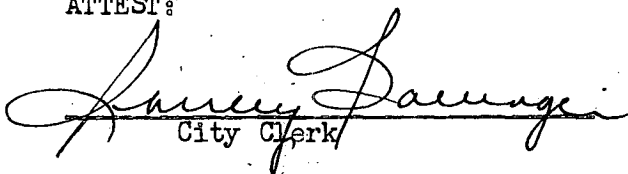
SECTION 2. Upon passage of this ordinance, the Building Department shall issue the necessary permits without requiring a variance, provided the plans of such construction are in accordance with any other ordinances of the City.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect upon its final reading and adoption, and final publication as in the next section provided.

SECTION 5. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption in the Las Vegas Sun, a daily newspaper published in the City of Las Vegas.

ATTEST:


City Clerk


CITY
CLERK'S
FILE

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 17th day of March, 1954 and referred to the following committee composed of Commissioners Jarrett and Sharp for recommendation; thereafter the said committee reported favorably on said ordinance on the 21st day of Apr, 1954 which was the regular meeting held on the 21st day of Apr, 1954 that at said regular meeting held on the 21st day of Apr, 1954, the proposed ordinance was read in full to the Board of Commissioners as first introduced and adopted by the following vote:

Voting "Aye": Bunker Jarrett Sharp Whipple
v Mayor Baker

Voting "Nay": — Absent: —

APPROVED:

C. B. Baker
Mayor

ATTEST:

Harvey S. Seargeant
City Clerk

ORDINANCE NO. 604
AN ORDINANCE TO PROVIDE FOR THE
REDUCTION OF THE BUILD-
ING SITE AREA REQUIRE-
MENTS IN LOTS 23 - 48, INCLUSIVE,
BLOCK 3, LOTS 1 - 24, INCLUSIVE,
BLOCK 4, BOULDER DAM HOMESITE
TRACT NO. 2; LOTS 25 - 48, INCLU-
SIVE, BLOCK 1, LOTS 1 - 24, INCLU-
SIVE, BLOCK 2, LOTS 27 - 52, IN-
CLUSIVE, BLOCK 4, LOTS 1 - 26, IN-
CLUSIVE, BLOCK 3, BOULDER DAM
HOMESITE TRACT NO. 3; AND LOTS
26 - 51, INCLUSIVE, BLOCK 5, LOTS
1 - 26, INCLUSIVE, BLOCK 6,
BOULDER DAM HOMESITE TRACT
NO. 4, TO THE CITY OF LAS VEGAS;
PROVIDING OTHER MATTERS RE-
LATED THERETO; AND REPEALING
ALL ORDINANCES OR PARTS OF OR-
DINANCES IN CONFLICT HEREWITH.
WHEREAS, the Master Plan of Land
Use, 1953 Revision, for the City of Las
Vegas, has classified Lots 23 - 48, inclu-
sive, Block 3, Lots 1 - 24, inclusive, Block
4, Boulder Dam Homesite Tract No. 2;
Lots 25 - 48, inclusive, Block 1, Lots 1 -
24, inclusive, Block 2, Lots 27 - 52, in-
clusive, Block 4, Lots 1 - 26, inclusive,
Block 3, Boulder Dam Homesite Tract

No. 3; and Lots 26 - 51, inclusive, Block
5, Lots 1 - 26, inclusive, Block 6, Boulder
Dam Homesite Tract No. 4, as an R-2
(Two-Family Residence) Use District;
and

WHEREAS, the lot size of the lots in
said additions contain only 6,350 square
feet, necessitating a variance in every
case of application for duplex building
since the minimum building site area re-
quirement in an R-2 Zone is 7,000 square
feet; and

WHEREAS, in order to save time and
expense in the future it will be in the
public interest to provide for the is-
suanee of building permits without first
applying for a variance in each case;

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

SECTION 1. From and after the pas-
sage of this ordinance, the minimum
building site requirement of 7,000 square
feet for the construction of two-family
residence shall be reduced to 6,350 square
feet for lots 23 - 48, inclusive, Block 3,
Lots 1 - 24, inclusive, Block 4, Boulder
Dam Homesite Tract No. 2; Lots 25 -
48, inclusive, Block 1, Lots 1 - 24, inclu-
sive, Block 2, Lots 27 - 52, inclusive,
Block 4, Lots 1 - 26, inclusive, Block 3,
Boulder Dam Homesite Tract No. 3;
and Lots 26 - 51, inclusive, Block 5,
Lots 1 - 26 inclusive, Block 6, Boulder
Dam Homesite Tract No. 4, classified as
R-2 in the Master Plan of Land Use,
1953 Revision; provided, however, in no
case shall a multiple dwelling or dwell-
ing group occupy a site which provides
less than 1750 square feet of land per
family or dwelling unit.

SECTION 2. Upon passage of this or-
dinance, the Building Department shall
issue the necessary permits without re-
quiring a variance, provided the plans
of such construction are in accordance
with any other ordinances of the City.

SECTION 3. All ordinances or parts of
ordinances in conflict herewith are here-
by repealed.

SECTION 4. This ordinance shall be in
full force and effect upon its final read-
ing and adoption, and final publication
as in the next section provided.

SECTION 5. The City Clerk of the
Board of Commissioners of the City of
Las Vegas shall cause this ordinance to
be published once a week for two succes-
sive weeks immediately following its first
reading and adoption in the Las Vegas
Sun, a daily newspaper published in the
City of Las Vegas.

s/ C. D. Baker,
Mayor

ATTEST:
s/Shirley Ballinger
City Clerk

AFFIDAVIT OF PUBLICATION

COUNTY OF CLARK }
STATE OF NEVADA, } ss.

Richard Lochrie

, being first duly sworn,

deposes and says: That he is *Foreman* of the
LAS VEGAS MORNING 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 *two weeks*

from *April 11, 1954*

to *April 18, 1954*

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

April 11, 18, 1954

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

Signed

Richard Lochrie

Subscribed and sworn to before me this *5th*
day of *May, 1954*

Barbara J. Greenup

Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires *Mar. 17, 1956*

The above and foregoing ordinance
was first proposed and read by title to
the Board of Commissioners on the 17th
day of March, 1954 and referred to the
following committee composed of Com-
missioners Jarrett and Sharp for recom-
mendation; thereafter the said commit-
tee reported favorably on said ordinance
on the 7th day of April, 1954 which was
the regular meeting held on the 7th day
of April, 1954 that at said regular meet-
ing held on the 7th day of April, 1954,
the proposed ordinance was read in full
to the Board of Commissioners as first
introduced and adopted by the following
vote:

Voting "Aye": Commissioners Bunker,
Jarrett, Sharp, Whipple and Mayor
Baker

Voting "Nay": None Absent: None
APPROVED:

s/ C. D. Baker
Mayor

ATTEST:
s/Shirley Ballinger
City Clerk

April 11, 18, 1954

ORDINANCE NO. 604

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WHEREAS, the Master Plan of Land Use, 1953 Revision, for the City of Las Vegas, has classified Lots 23 - 48, inclusive, Block 3, Lots 1 - 24, inclusive, Block 4, Boulder Dam Homesite Tract No. 2; Lots 25 - 48, inclusive, Block 1, Lots 1 - 24, inclusive, Block 2, Lots 27 - 52, inclusive, Block 4, Lots 1 - 26, inclusive, Block 3, Boulder Dam Homesite Tract

No. 3; and Lots 26 - 51, inclusive, Block 5, Lots 1 - 26, inclusive, Block 6, Boulder Dam Homesite Tract No. 4, as an R-2 (Two-Family Residence) Use District; and

WHEREAS, the lot size of the lots in said additions contain only 6,350 square feet, necessitating a variance in every case of application for duplex building since the minimum building site area requirement in an R-2 Zone is 7,000 square feet, and

WHEREAS, in order to save time and expense in the future it will be in the public interest to provide for the issuance of building permits without first applying for a variance in each case;

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

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AFFIDAVIT OF PUBLICATION

COUNTY OF CLARK }
STATE OF NEVADA, } ss.

.....*Richard Lochrie*....., being first duly sworn,

deposes and says: That he is.....*Foreman*.....of the LAS VEGAS MORNING 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 *two weeks*

from *April 11, 1954* to *April 18, 1954*

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

April 11, 18, 1954

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

Signed.....*Richard Lochrie*.....

Subscribed and sworn to before me this *5th*
day of *May, 1954*

.....*Barbara J. Green*.....
Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires Mar. 17, 1956

SECTION 2. Upon passage of this ordinance, the Building Department shall issue the necessary permits without requiring a variance, provided the plans of such construction are in accordance with any other ordinances of the City.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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SECTION 5. The City Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption in the Las Vegas Sun, a daily newspaper published in the City of Las Vegas.

s/ C. D. Baker,
Mayor

ATTEST:

s/Shirley Ballinger
City Clerk

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Voting "Aye": Commissioners Bunker, Jarrett, Sharp, Whipple and Mayor Baker

Voting "Nay": None. Absent: None

APPROVED:

s/ C. D. Baker
Mayor

ATTEST:

s/Shirley Ballinger
City Clerk

April 11, 18, 1954

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April 11, 18, 1954

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

Signed

Richard Lochrie

Subscribed and sworn to before me this *5th* day of *May, 1954*

Barbara J. Greenman

Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires Mar. 17, 1956

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s/ C. D. Baker,
Mayor

ATTEST:

s/Shirley Ballinger
City Clerk

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Voting "Aye": Commissioners Bunker, Jarrett, Sharp, Whipple and Mayor Baker

Voting "Nay": None Absent: None

APPROVED:

s/ C. D. Baker
Mayor

ATTEST:

s/Shirley Ballinger
City Clerk

April 11, 18, 1954