

ORDINANCE NO. 605

AN ORDINANCE TO PROVIDE FOR THE REDUCTION OF THE BUILDING SITE AREA REQUIREMENTS IN THE 14TH STREET CITY ADDITION TO THE CITY OF LAS VEGAS; PROVIDING OTHER MATTERS RELATED THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH.

WHEREAS, the Master Plan of Land Use, 1953 Revision, for the City of Las Vegas, has classified the entire area designated on the Official Maps as the 14th Street City Addition, except for Lots 8 - 14, Block 16, Lots 1 - 12, Block 17, and Blocks 25 and 26, as an R-2 (Two-Family Residence) Use District; and R-3 (Limited Multiple) Use District; and

WHEREAS, the lot size of the lots in said Addition contain only 6,000 square feet, necessitating a variance in every case of application for duplex or triplex buildings since the minimum building site area requirement in an R-2 or R-3 Zone is 7,000 square feet.

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 residences shall be reduced to 6,000 square feet for those lots in the 14th Street City Addition classified as R-2 in the Master Plan of Land Use, 1953 Revision.

SECTION 2. From and after the passage of this ordinance, the minimum building site requirement of 7,000 square feet for the construction of multiple dwellings shall be reduced to 6,000 square feet for those lots in the 14th Street City Addition classified as R-3 in the Master Plan of Land Use, 1953 Revision. In no case, however, shall a multiple dwelling or dwelling group occupy a site which provides less than 1750 square feet of land per family or dwelling unit in said R-3 classification.

SECTION 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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:

C. B. Breen
Mayor

Larry Lawrence
City Clerk

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 Jarvis and Shupe for recommendation; thereafter the said committee 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 meeting 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 James Sharp
Whipple & His Honor Mayor Baker

Voting "Nay": None

Absent: None

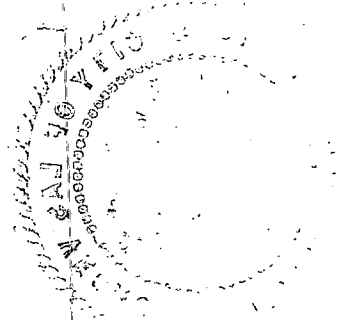
APPROVED:

CW Baker
Mayor

ATTEST:

Aurora J. J. J.
City Clerk

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FILE



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WHEREAS, the lot size of the lots in said Addition contain only 6,000 square feet, necessitating a variance in every case of application for duplex or triplex building since the minimum building site area requirement in an R-2 or R-3 Zone is 7,000 square feet.

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.

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BOARD OF COMMISSIONERS OF CITY OF LAS VEGAS, DO ORDAIN 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 residences, shall be reduced to 6,000 square feet for those lots in the 14th Street City Addition classified as R-2 in the Master Plan of Land Use, 1953 Revision.

SECTION 2. From and after the passage of this ordinance, the minimum building site requirement of 7,000 square feet for the construction of multiple dwellings shall be reduced to 6,000 square feet for those lots in the 14th Street City Addition classified as R-3 in the Master Plan of Land Use, 1953 Revision. In no case, however, shall a multiple dwelling or dwelling group occupy a site which provides less than 1750 square feet of land per family or dwelling unit in said R-3 classification.

SECTION 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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.

s/ C. D. Baker,
Mayor.

ATTEST:
s/Shirley Ballinger
City Clerk

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 7th day of April, 1954, which was the regular meeting held on the 7th day of April, 1954, that at said regular meeting 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

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. Greenman

Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires Mar. 17, 1956

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SECTION 5. 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 6. 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.

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

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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

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