

BILL NO. 2003-111

ORDINANCE NO. 5662

AN ORDINANCE TO ALLOW MIXED-USE DEVELOPMENTS BY MEANS OF SPECIAL USE PERMIT THROUGHOUT THE NEIGHBORHOOD REVITALIZATION AREA ESTABLISHED BY THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of
Planning and Development

Summary: Allows mixed-use developments by
means of special use permit throughout the
Neighborhood Revitalization Area established
by the Las Vegas 2020 Master Plan.

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: Title 19, Chapter 4, Section 50, Subsection (B), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the subdivision entitled "MIXED-USE" to read as follows:

MIXED-USE [R-3, R-4, P-R, N-S, O, C-1 and C-2] (Limited Area)

[(*)] *(1) Within the [Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and] Neighborhood Revitalization Area, as that area is depicted in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as it may be amended from time to time:

(a) Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of Special Use Permit within a P-R, N-S, O, C-1, or a C-2 Zoning District; and

(b) Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts may be permitted by means of Special Use Permit within an R-3 or R-4 Zoning District.

2. When residential and nonresidential uses are approved for a single parcel:

(a) The nonresidential use shall be located at ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly from and oriented to a street; and

(b) The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

SECTION 2: In Section 1 of this Ordinance, the brackets that follow the title of the

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1 subdivision being amended are not intended to indicate deleted matter, but instead are used as the
2 means of indicating the applicable districts.

3 SECTION 3: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.050
4 is deemed to be a subchapter rather than a section.

5 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
6 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
7 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
8 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
9 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
10 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
11 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
12 invalid or ineffective.

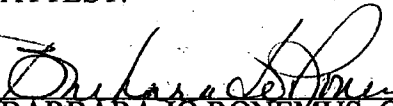
13 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
14 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
15 1983 Edition, in conflict herewith are hereby repealed.

16 PASSED, ADOPTED and APPROVED this 21 day of January, 2004.

17 APPROVED:

18
19 By 
20 OSCAR B. GOODMAN, Mayor

21 ATTEST:

22 
23 BARBARA JO RONEMUS, City Clerk

24 APPROVED AS TO FORM:

25 Val Steed 12-3-03
26 Date
27
28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 17th day of December, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 21st day of January, 2004, which was a
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by
5 title to the City Council as first read and adopted by the following vote:

6 VOTING "AYE": Councilmembers Reese, Brown, L. B. McDonald, Weekly, Mack and
Moncrief

7 VOTING "NAY": None

8 EXCUSED: Mayor Goodman

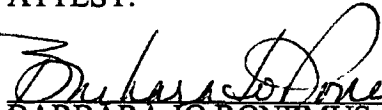
9 ABSTAINED: None

10 APPROVED:

11 

12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 

15 BARBARA JO RONEMUS, City Clerk

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CITY CLERK

2004 JAN 15 P 2:44

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3141618

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/09/2004 to 01/09/2004, on the following days: JAN. 9, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

12

day of _____ 2004

Mary B. Sheffield

Notary Public

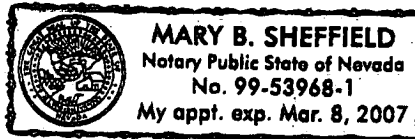
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Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Allows mixed-use developments by means of special use permit throughout the Neighborhood Revitalization Area established by the Las Vegas 2020 Master Plan.

At the City Council meeting of DECEMBER 17, 2003 BILL NO. 2003-111 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: January 9, 2004
LV Review-Journal



AFFP DISTRICT COURT
Clark County, Nevada
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3171962

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/27/2004 to 01/27/2004, on the following days: JAN. 27, 2004

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VOTING "AYE": Councilmembers Reese, M. McDonald, L. Brown, Weekly, Mack and Moncrief
VOTING "NAY": NONE
EXCUSED: Mayor Goodman

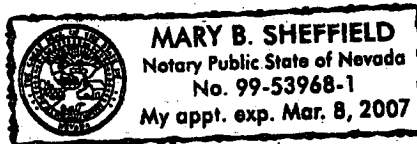
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: January 27, 2004
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 2

day of February 2004

Mary B. Sheffield
Notary Public



2004 FEB - 5 A 10: 56

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