

BILL NO. 2003-100

ORDINANCE NO. 5652

AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO CONSOLIDATE AND UPDATE THE PLAN'S LAND USE DESIGNATIONS, TO EXTEND THE DURATION OF THE PLAN AS PERMITTED BY STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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

Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

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

WHEREAS, the City Council of the City of Las Vegas has created the Downtown Las Vegas Redevelopment Area and has adopted a Redevelopment Plan for that area; and

WHEREAS, the adoption of the Redevelopment Plan was accomplished by Ordinance No. 3218; and

WHEREAS, the Redevelopment Plan has been amended by Ordinance Nos. 3339, 3637 and 4036; and

WHEREAS, the City Council desires to amend the Redevelopment Plan again to consolidate the land use designations for the Redevelopment Area and to extend the duration of the Redevelopment Plan as permitted by State law; and

WHEREAS, the necessary public hearings have been held, and the Planning Commission, City Council, and Redevelopment Agency have approved the amendments to the Redevelopment Plan; and

WHEREAS, this Ordinance will formalize the adoption of the amendments so described.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES
HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Section 500 of the Redevelopment Plan is amended by adopting as part of Attachment 3 of the Plan the map that is attached to this Ordinance and identified as Downtown

040808



1 Redevelopment Area Land Use Designations. The map attached to this Ordinance:

2 (A) Is intended to replace the map previously identified as "Map 9" and any other
3 map that purports to indicate land use designations within the Downtown Redevelopment Area; and

4 (B) Shall govern and control over any other map to the extent of any inconsistency
5 therewith.

6 SECTION 2: Section 510 of the Redevelopment Plan, together with its constituent
7 subdivisions, is hereby repealed and replaced with the following provisions:

8 **Section 510 Designated Land Uses**

9 **510.1 Low Density Residential (L) (up to 5.5 du/gross acre)**

10 The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This
11 category permits single-family detached homes, mobile homes on individual lots, gardening, home
12 occupations, and family child care facilities. Local supporting uses such as parks, other recreation
13 facilities, schools and churches are allowed in this category.

14 **510.2 Medium Low Density Residential (ML) (up to 8 du/gross acre)**

15 The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre.
16 This density range permits: single family detached homes, including compact lots and zero lot lines;
17 mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation
18 facilities, schools and churches are allowed in this category.

19 **510.3 Medium Density Residential (M) (up to 25 du/gross acre)**

20 The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre.
21 This category includes a variety of multi-family units such as plexes, townhouses, and low-density
22 apartments.

23 **510.4 High Density Residential (H) (greater than 25 du/gross acre)**

24 The High Density Residential category permits greater than 25 dwelling units per gross acre, with the
25 exception of high-rise apartments, which has no specific limit.

26 **510.5 Office (O)**

27 The Office category provides for small lot office conversions as a transition, along primary and
28 secondary streets, from residential and commercial uses, and for large planned office areas. Permitted

1 uses include business, professional and financial offices as well as offices for individuals, civic, social,
2 fraternal and other non-profit organizations.

3 **510.6 Service Commercial (SC)**

4 The Service Commercial category allows low to medium intensity retail, office or other commercial
5 uses that serve primarily local area patrons, and that do not include more intense general commercial
6 characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys
7 and other places of public assembly and public and semi-public uses. This category also includes
8 offices either singly or grouped as office centers with professional and business services.

9 **510.7 General Commercial (GC)**

10 General Commercial allows retail, service, wholesale office and other general business uses of a more
11 intense commercial character. These uses commonly include outdoor storage or display of products
12 or parts, noise, lighting or other characteristics not generally considered compatible with adjoining
13 residential areas without significant transition. Examples include new and used car sales, recreational
14 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as
15 hotels, motels, apartment hotels and similar uses.

16 **510.8 Light Industry/Research (LI/R)**

17 The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting
18 and non-nuisance) industrial uses, including light manufacturing, assembling and processing,
19 warehousing and distribution, and research, development and testing laboratories. Typical supporting
20 and ancillary general uses are also allowed.

21 **510.9 Public Facilities (PF)**

22 The Public Facilities category allows large governmental building sites and complexes, police and fire
23 facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control
24 facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

25 SECTION 3: Article IX of the Redevelopment Plan is hereby amended to read as
26 follows:

27 **Article IX**

28 The provisions of this Plan shall be effective, and the provisions of other documents formulated

1 pursuant to this Plan may be made effective, for [forty (40)] forty-five (45) years from the date of
2 adoption of this Plan by the City Council.

3 SECTION 4: The provisions of Ordinance Nos. 3218, 3339, 3637 and 4036 shall
4 remain in full force and effect except as is otherwise provided in, and except as they are inconsistent
5 with, this Ordinance.

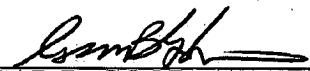
6 SECTION 5: The Executive Director of the Agency is hereby authorized to
7 incorporate into the Redevelopment Plan the amendments set forth in this Ordinance. When
8 incorporated into the Plan, the map adopted by Section 1 of this Ordinance may be designated as
9 "Map 9" or otherwise, as the Executive Director deems appropriate.

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

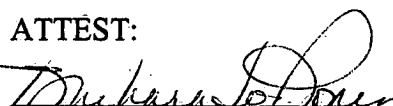
18 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,
19 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
20 1983 Edition, in conflict herewith are hereby repealed.

21 PASSED, ADOPTED and APPROVED this 17 day of December, 2003.

22 APPROVED:

23
24 By 
OSCAR B. GOODMAN, Mayor

25 ATTEST:

26 
BARBARA JO RONEMUS, City Clerk

27 APPROVED AS TO FORM:

28 Val Steed 11-6-03
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 19th day of November, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 17th day of December, 2003, 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": Mayor Goodman, Councilmembers Reese, Brown, L. B. McDonald,
Weekly, Mack and Moncrief

7 VOTING "NAY": None

8 EXCUSED: None

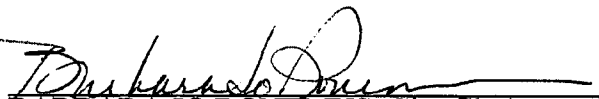
9 ABSTAINED: None

10 APPROVED:

11 

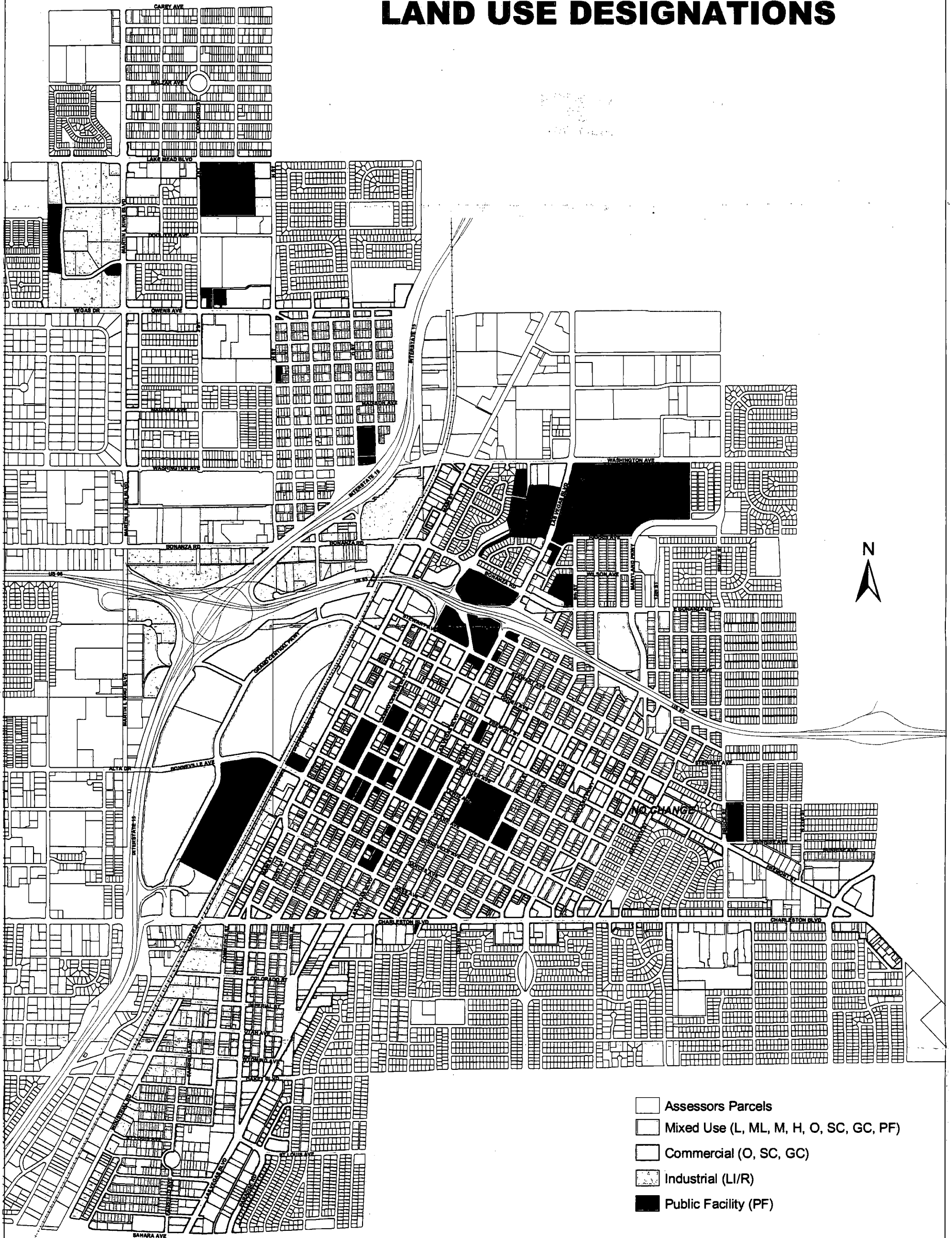
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 BARBARA JO RONEMUS, City Clerk

City of Las Vegas

DOWNTOWN REDEVELOPMENT AREA LAND USE DESIGNATIONS



- Assessors Parcels
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (LI/R)
- Public Facility (PF)

Adopted: October 01, 2003



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



0 625 1,250 2,500 3,750 5,000 Feet

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
3096706

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/05/2003 to 12/05/2003, on the following days: DEC. 5, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

5

day of December 2003

Mary B. Sheffield

Notary Public

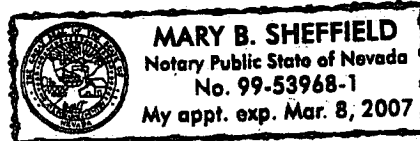
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Proposed by: Robert S. Genzer, Director of Planning and Development.
Summary: Amends the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations, and to extend the duration of the Plan as permitted by State law.

At the City Council meeting of NOVEMBER 19, 2003 BILL NO. 2003-100 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: December 5, 2003 LV Review-Journal



2003 DEC 10 P 2:49

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CITY CLERK

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CITY CLERK

2003 DEC 26 A 10:58

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

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COUNTY OF CLARK)

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LV CITY CLERK
3119450

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/20/2003 to 12/20/2003, on the following days: DEC. 20, 2003

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ORDINANCE NO. 5652

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of November, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 5th day of November, 2003, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as introduced and was adopted by the following vote:

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

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: Dec. 20, 2003
LV Review-Journal

Signed: _____

Donna Stark

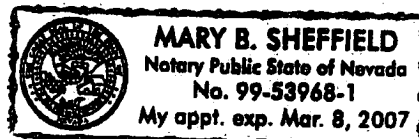
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

24

day of *December* 2003

Mary B. Sheffield

Notary Public



RECEIVED
CITY CLERK

2004 JAN -1 P 3:50

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

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LV CITY CLERK
3127627

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/29/2003 to 12/29/2003, on the following days: DEC. 29, 2003

Signed: _____

Donna Stark

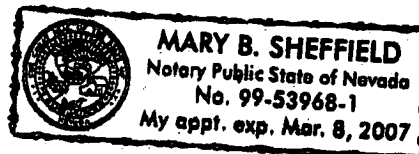
SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

31

day of December 2003

Mary B. Sheffield

Notary Public



**CORRECTED
BILL NO. 2003-100
ORDINANCE
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EXCUSED: NONE

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PUB: December 29, 2003
LV Review-Journal