

BILL NO. 89-18

ORDINANCE No. 3425

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19, CHAPTER 47, SECTION 20, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO EXPAND THE LIST OF MANUFACTURING AND RELATED USES THAT ARE PERMITTED IN THE C-PB ZONING DISTRICT AND TO INCLUDE EDUCATIONAL AND TRAINING FACILITIES WITHIN THE LIST OF PERMITTED USES; AMENDING SECTION 30 OF SAID TITLE AND CHAPTER TO INCLUDE HOTELS AND MOTELS WITHIN THE LIST OF USES THAT MAY BE PERMITTED IF DESIGNED TO SERVE AND COMPLEMENT PRINCIPAL BUSINESS PARK USES; AMENDING SECTION 40 OF SAID TITLE AND CHAPTER TO DESCRIBE THE PLANS THAT MUST BE SUBMITTED IN CONJUNCTION WITH APPLICATIONS FOR DEVELOPMENT APPROVAL; AMENDING SECTION 60 OF SAID TITLE AND CHAPTER TO INCREASE THE MINIMUM AREA THAT A PARCEL MUST CONTAIN TO BE ELIGIBLE FOR RECLASSIFICATION TO THE C-PB DISTRICT TO TWENTY GROSS ACRES; AMENDING SECTION 90 OF SAID TITLE AND CHAPTER TO INCREASE THE MAXIMUM BUILDING HEIGHTS PERMISSIBLE IN THE C-PB DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO DECREASE THE MINIMUM FRONT AND CORNER-LOT SIDE YARD SETBACKS, RESPECTIVELY, FROM TWENTY-FIVE TO TWENTY FEET; AMENDING SECTION 130 OF SAID TITLE AND CHAPTER TO CLARIFY THE METHOD OF CALCULATING THE MAXIMUM BUILDING COVERAGE FOR LOTS IN SAID DISTRICT; AMENDING SECTION 170 OF SAID TITLE AND CHAPTER TO ALLOW A USE IN THE C-PB DISTRICT TO BE CONDUCTED IN AN ENCLOSED COURTYARD AREA, RATHER THAN WITHIN A COMPLETELY ENCLOSED BUILDING, IF THE COURTYARD AREA HAS BEEN APPROVED FOR SUCH USE IN CONNECTION WITH THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored By:
 Mayor Ron Lurie

Summary: Amends the C-PB Zoning District regulations to expand the list of permitted uses, detail submission requirements for development plans and make minor adjustments to the development standards.

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

SECTION 1: Title 19, Chapter 47, Section 20, of the
 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
 hereby amended to read as follows:

19.47.020: Uses permitted in the C-PB District include the
 following:

(A) Aeronautical, computer, chemical and physical science
 offices and laboratories;

(B) Architectural, engineering and cartographic offices and
 laboratories;

1 (C) Research and testing offices and laboratories which are
2 similar to those listed in Subsections (A) and (B) of this Sec-
3 tion;

4 (D) Professional, [financial and] administrative and
5 business service offices;

6 (E) Manufacturing, assembling, [and] packaging [of] and
7 distribution of specialized products, including but not limited
8 to, electronic equipment, computer equipment, aeronautical
9 components and pharmaceuticals;

10 (F) Public or private automobile parking lots, if improved
11 and landscaped in accordance with the provisions of this Title;

12 (G) Educational and technical training facilities;

13 (H) Other enterprises and commercial establishments [of the
14 same general classification as those listed in this Section]
15 which, in the opinion of the City Council, upon recommendation of
16 the Planning Commission, [as evidenced by a resolution of
17 record,] are similar in character to the uses that are referred
18 to in subsections (A) through (G) of this Section and are not
19 more detrimental to the health, safety and general welfare of the
20 neighborhood than any of said uses;

21 [(H)] (I) Incidental and accessory buildings and uses, such
22 as storage buildings, warehouse facilities, outdoor storage and
23 mechanical equipment and appurtenances, if they comprise less
24 than ten percent of the total lot area and are appropriately
25 screened from view;

26 [(I)] (J) Liquefied petroleum gas installations, as an
27 accessory use, subject to the limitations set forth in LVMC
28 19.55.010 and 19.55.020.

29 SECTION 2: Title 19, Chapter 47, Section 30, of the
30 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
31 hereby amended to read as follows:

32 19.47.030: The following uses may be permitted by the City

1 Council, upon recommendation of the Planning Commission if, in
2 each case, the City Council finds that the use is designed to
3 serve the business park district and is complementary to a per-
4 mitted principal use;

5 (A) Retail and commercial service uses, including, but not
6 limited to, restaurants, cocktail lounges, financial institu-
7 tions, convenience retail uses, day care centers, [and] service
8 stations[;], hotels and motels;

9 (B) Outdoor storage and/or mechanical equipment which
10 comprises ten percent or more of the total lot area and is
11 ancillary to and necessary for the operation of a permitted use;

12 (C) Other uses, not otherwise permitted, which are inciden-
13 tal to and necessary for a permitted use, such as a residence for
14 security purposes.

15 SECTION 3: Title 19, Chapter 47, Section 40, of the
16 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
17 hereby amended to read as follows:

18 19.47.040: (A) Notwithstanding any other provision of this
19 Chapter, no use shall be permitted within the C-PB District until
20 a development approval has been issued by the City Council, upon
21 recommendation of the Planning Commission. Said approval shall
22 be based upon an approved development plan or part thereof which
23 satisfies the requirements of this Chapter.

24 (B) Any application for reclassification of property to
25 a C-PB classification or for approval of a development plan or
26 part thereof shall be accompanied by detailed, specific plans
27 which set forth proposed land uses and site plans and demonstrate
28 compliance with the requirements and development standards set
29 forth in LVMC 19.47.060 through 19.47.170. In the case of an
30 application for reclassification of property concerning which no
31 specific development plans have been proposed, detailed plans
32 need not be submitted initially. Such plans must be submitted

1 before the required development approval for specific uses can be
2 given.

3 (C) The plans that are to be submitted with any
4 application for development approval must include eight sets of
5 development plans that contain:

6 (1) A description of the uses that are proposed for the
7 property;

8 (2) Locations, dimensions, floor plans and elevations for
9 all proposed structures;

10 (3) Locations and dimensions of parking spaces, common
11 areas, public streets, private drives and the exterior boundaries
12 of the site; and

13 (4) If the development is to be constructed in phases, a
14 delineation on the site plan of each phase.

15 (D) In connection with any review or approval required
16 under this [chapter,] Chapter, the Planning Commission and/or the
17 City Council may impose whatever conditions they deem necessary
18 to ensure that the development standards set forth in this
19 Chapter are achieved and that proposed developments and uses will
20 be compatible with surrounding areas.

21 SECTION 4: Title 19, Chapter 47, Section 60, of the
22 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
23 hereby amended to read as follows:

24 19.47.060: The minimum [site] area of any parcel that is
25 proposed for reclassification to the C-PB District shall be
26 [five] twenty gross acres.

27 SECTION 5: Title 19, Chapter 47, Section 90, of the
28 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
29 hereby amended to read as follows:

30 19.47.090: The maximum building height shall be:

31 (A) In the case of commercial and retail uses permitted
32 under LVMC 19.47.030(A), one story or [twenty] thirty feet,

1 whichever is less;

2 (B) In all other cases, three stories or [fifty] fifty-five
3 feet, whichever is less.

4 SECTION 6: Title 19, Chapter 47, Section 100, of the
5 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
6 hereby amended to read as follows:

7 19.47.100: Each lot shall have a front yard of not less than
8 [twenty-five] twenty feet.

9 SECTION 7: Title 19, Chapter 47, Section 110, of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
11 hereby amended to read as follows:

12 19.47.110: (A) Each interior side yard shall be not less than
13 ten feet.

14 (B) The side yard on the street side of each corner lot
15 shall be not less than [twenty-five] twenty feet and shall extend
16 to the rear property line.

17 SECTION 8: Title 19, Chapter 47, Section 130, of the
18 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition,
19 is hereby amended to read as follows:

20 19.47.130 The maximum building coverage, including accessory
21 buildings, for any lot shall be sixty percent of the [net] area
22 of the lot[.], exclusive of public and private streets.

23 SECTION 9: Title 19, Chapter 47, Section 170, of the
24 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
25 hereby amended to read as follows:

26 19.47.170: (A) All uses within the C-PB District shall be
27 relatively free of such nuisance factors as noise, smoke, objec-
28 tionable odors, dust, noxious gases and other industrial-type
29 wastes, vibration, glare, heat and fire hazards. Pursuant to
30 LVMC 19.47.040, the Planning Commission and/or the City Council,
31 in connection with any review or approval required under this
32 Chapter, may impose such conditions as they deem necessary to

1 minimize such factors.

2 (B) Except as otherwise provided in this Chapter, all
3 uses other than service stations shall be conducted wholly within
4 a completely enclosed building[.] or within an enclosed courtyard
5 area that has been approved in connection with the approval of a
6 development plan.

7 (C) In addition to the landscaping requirements set
8 forth in LVMC 19.47.150, a planter which is landscaped in
9 screening shrubs and trees shall be installed and maintained as a
10 buffer adjacent to any fencing and property lines which abut
11 residentially-zoned properties. Each planter area shall be
12 surrounded by a six-inch raised concrete curbing or approved
13 equivalent. The minimum width of the planter shall be five feet.
14 An irrigation system shall be installed and maintained in a func-
15 tional condition in each separate planter area.

16 (D) Outside lighting, if provided, shall reflect away
17 from residential areas and public streets.

18 (E) Adequate, accessible trash disposal areas shall be
19 provided on each lot. Such areas shall be screened from view by
20 a masonry or solid wood fence of at least six feet in height.

21 SECTION 10: If any section, subsection, subdivision,
22 paragraph, sentence, clause or phrase in this ordinance or any
23 part thereof, is for any reason held to be unconstitutional or
24 invalid or ineffective by any court of competent jurisdiction,
25 such decision shall not affect the validity or effectiveness of
26 the remaining portions of this ordinance or any part thereof.
27 The City Council of the City of Las Vegas, Nevada, hereby
28 declares that it would have passed each section, subsection, sub-
29 division, paragraph, sentence, clause or phrase thereof irrespec-
30 tive of the fact that any one or more sections, subsections, sub-
31 divisions, paragraphs, sentences, clauses or phrases be declared
32 unconstitutional, invalid or ineffective.

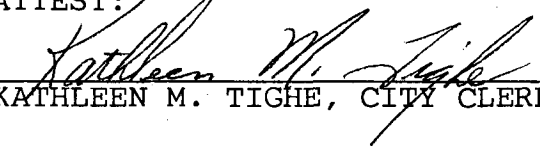
1 SECTION 11: All ordinances or parts of ordinances,
2 sections, subsections, phrases, sentences, clauses or paragraphs
3 contained in the Municipal Code of the City of Las Vegas, Nevada,
4 1983 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED AND APPROVED this 19th day of April,
6 1989.

7 APPROVED:

8 By 
9 RON LURIE, MAYOR *Approved
HBO
4-21-89*

10 ATTEST:

11 
12 KATHLEEN M. TIGHE, CITY CLERK

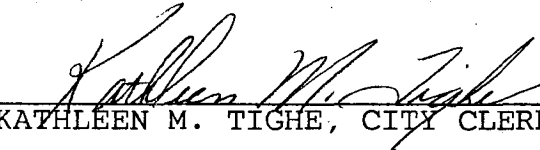
13 The above and foregoing ordinance was first proposed and
14 read by title to the City Council on the 15th day of March,
15 1989, and referred to the following committee composed of
16 Councilmen Nolen and Adamsen
17 for recommendation; thereafter the said committee reported
18 favorably on said ordinance on the 19th day of April, 1989,
19 which was a regular meeting of said Council; that at said
20 regular meeting, the proposed ordinance was read by
21 title to the City Council as amended and adopted by the following
22 vote:

23 VOTING "AYE": Councilmen Adamsen, Bunker, Miller, Nolen and Mayor Lurie
24 VOTING "NAY": NONE
25 ABSENT: NONE

26 APPROVED:

27 By 
28 RON LURIE, MAYOR

29 ATTEST:

30 
31 KATHLEEN M. TIGHE, CITY CLERK
32

3425

BILL NO. 89-18

ORDINANCE No. _____

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Sponsored By: Mayor Ron Lurie
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2 business service offices;

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4 distribution of specialized products, including but not limited
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6 components and pharmaceuticals;

7 (F) Public or private automobile parking lots, if improved
8 and landscaped in accordance with the provisions of this Title;

9 (G) Educational and technical training facilities;

10 (H) Other enterprises and commercial establishments [of the
11 same general classification as those listed in this Section]
12 which, in the opinion of the City Council, upon recommendation of
13 the Planning Commission, [as evidenced by a resolution of
14 record,] are similar in character to the uses that are
15 specifically listed in this Section and are not more detrimental
16 to the health, safety and general welfare of the neighborhood
17 than any of said uses;

18 [(H)] (I) Incidental and accessory buildings and uses, such
19 as storage buildings, warehouse facilities, outdoor storage and
20 mechanical equipment and appurtenances, if they comprise less
21 than ten percent of the total lot area and are appropriately
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23 [(I)] (J) Liquefied petroleum gas installations, as an
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20 satisfies the requirements of this Chapter.

21 (B) Any application for reclassification of property to
22 a C-PB classification or for approval of a development plan or
23 part thereof shall be accompanied by detailed, specific plans
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28 specific development plans have been proposed, detailed plans
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7 (3) Locations and dimensions of parking spaces, common
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9 of the site; and

10 (4) If the development is to be constructed in phases, a
11 delineation on the site plan of each phase.

12 (D) In connection with any review or approval required
13 under this [chapter,] Chapter, the Planning Commission and/or the
14 City Council may impose whatever conditions they deem necessary
15 to ensure that the development standards set forth in this
16 Chapter are achieved and that proposed developments and uses will
17 be compatible with surrounding areas.

18 SECTION 4: Title 19, Chapter 47, Section 60, of the
19 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
20 hereby amended to read as follows:

21 19.47.060: The minimum [site] area of any parcel that is
22 proposed for reclassification to the C-PB District shall be
23 [five] twenty gross acres.

24 SECTION 5: Title 19, Chapter 47, Section 100, of the
25 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
26 hereby amended to read as follows:

27 19.47.100: Each lot shall have a front yard of not less than
28 [twenty-five] twenty feet.

29 SECTION 6: Title 19, Chapter 47, Section 110, of the
30 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
31 hereby amended to read as follows:

32 19.47.110: (A) Each interior side yard shall be not less than

1 ten feet.

2 (B) The side yard on the street side of each corner lot
3 shall be not less than [twenty-five] twenty feet and shall extend
4 to the rear property line.

5 SECTION 7: Title 19, Chapter 47, Section 170, of the
6 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is
7 hereby amended to read as follows:

8 19.47.170: (A) All uses within the C-PB District shall be
9 relatively free of such nuisance factors as noise, smoke, objec-
10 tionable odors, dust, noxious gases and other industrial-type
11 wastes, vibration, glare, heat and fire hazards. Pursuant to
12 LVMC 19.47.040, the Planning Commission and/or the City Council,
13 in connection with any review or approval required under this
14 Chapter, may impose such conditions as they deem necessary to
15 minimize such factors.

16 (B) Except as otherwise provided in this Chapter, all
17 uses other than service stations shall be conducted wholly within
18 a completely enclosed building[.] or within an enclosed courtyard
19 area that has been approved in connection with the approval of a
20 development plan.

21 (C) In addition to the landscaping requirements set
22 forth in LVMC 19.47.150, a planter which is landscaped in
23 screening shrubs and trees shall be installed and maintained as a
24 buffer adjacent to any fencing and property lines which abut
25 residentially-zoned properties. Each planter area shall be
26 surrounded by a six-inch raised concrete curbing or approved
27 equivalent. The minimum width of the planter shall be five feet.
28 An irrigation system shall be installed and maintained in a func-
29 tional condition in each separate planter area.

30 (D) Outside lighting, if provided, shall reflect away
31 from residential areas and public streets.

32 (E) Adequate, accessible trash disposal areas shall be

1 provided on each lot. Such areas shall be screened from view by
2 a masonry or solid wood fence of at least six feet in height.

3 SECTION 8: If any section, subsection, subdivision,
4 paragraph, sentence, clause or phrase in this ordinance or any
5 part thereof, is for any reason held to be unconstitutional or
6 invalid or ineffective by any court of competent jurisdiction,
7 such decision shall not affect the validity or effectiveness of
8 the remaining portions of this ordinance or any part thereof.

9 The City Council of the City of Las Vegas, Nevada, hereby
10 declares that it would have passed each section, subsection, sub-
11 division, paragraph, sentence, clause or phrase thereof irrespec-
12 tive of the fact that any one or more sections, subsections, sub-
13 divisions, paragraphs, sentences, clauses or phrases be declared
14 unconstitutional, invalid or ineffective.

15 SECTION 9: All ordinances or parts of ordinances,
16 sections, subsections, phrases, sentences, clauses or paragraphs
17 contained in the Municipal Code of the City of Las Vegas, Nevada,
18 1983 Edition, in conflict herewith are hereby repealed.

19 PASSED, ADOPTED AND APPROVED this ____ day of _____,
20 1989.

21 APPROVED:

22
23 By _____
RON LURIE, MAYOR

24 ATTEST:

25 _____
26 KATHLEEN M. TIGHE, CITY CLERK
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29
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31
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CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper 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 ONE insertions from period of MARCH 30, 1989 to MARCH 30, 1989 inclusive, being the issue of said newspaper for the following dates,

MARCH 30, 1989

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

FIRST AMENDMENT
BILL NO. 89-18

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19, CHAPTER 47, SECTION 20, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO EXPAND THE LIST OF MANUFACTURING AND RELATED USES THAT ARE PERMITTED IN THE C-PB ZONING DISTRICT AND TO INCLUDE EDUCATIONAL AND TRAINING FACILITIES WITHIN THE LIST OF PERMITTED USES; AMENDING SECTION 30 OF SAID TITLE AND CHAPTER TO INCLUDE HOTELS AND MOTELS WITHIN THE LIST OF USES THAT MAY BE PERMITTED IF DESIGNED TO SERVE AND COMPLEMENT PRINCIPAL BUSINESS PARK USES; AMENDING SECTION 40 OF SAID TITLE AND CHAPTER TO DESCRIBE THE PLANS THAT MUST BE SUBMITTED IN CONJUNCTION WITH APPLICATIONS FOR DEVELOPMENT APPROVAL; AMENDING SECTION 60 OF SAID TITLE AND CHAPTER TO INCREASE THE MINIMUM AREA THAT A PARCEL MUST CONTAIN TO BE ELIGIBLE FOR RECLASSIFICATION TO THE C-PB DISTRICT TO TWENTY GROSS ACRES; AMENDING SECTION 90 OF SAID TITLE AND CHAPTER TO INCREASE THE MAXIMUM BUILDING HEIGHTS PERMISSIBLE IN THE C-PB DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO DECREASE THE MINIMUM FRONT AND CORNER-LOT SIDE YARD SETBACKS, RESPECTIVELY, FROM TWENTY-FIVE TO TWENTY FEET; AMENDING SECTION 130 OF SAID TITLE AND CHAPTER TO CLARIFY THE METHOD OF CALCULATING THE MAXIMUM BUILDING COVERAGE FOR LOTS IN SAID DISTRICT; AMENDING SECTION 170 OF SAID TITLE AND CHAPTER TO ALLOW A USE IN THE C-PB DISTRICT TO BE CONDUCTED IN AND ENCLOSED COURTYARD AREA, RATHER THAN WITHIN A COMPLETELY ENCLOSED BUILD-

SIGNED George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 30 day of March, 1989

ING, IF THE COURTYARD AREA HAS BEEN APPROVED FOR SUCH USE IN CONNECTION WITH THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCE IN CONFLICT HEREWITH.

Glenda L. Harris

RY PUBLIC, IN AND FOR CLARK
TY, NEVADA

SPONSORED BY:
Mayor Ron Lurie

SUMMARY: Amends the C-PB Zoning District regulations to expand the list of permitted uses, detail submission requirements for development plans and make minor adjustments to the development standards. At the City Council meeting March 15, 1989 BILL NO. 89-18 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Nolen and Adamsen COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS. PUB: March 30, 1989



GLENDAL L. HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1990

CITY

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APR 6 11 47 AM '89
FIELD OFFICE
FINANCE DEPT.

AFFIDAVIT OF PUBLICATION

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MAY 4 2 44 PM '89
CITY CLERK

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper 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 ONE insertions from period of APRIL 22, 1989 to APRIL 22, 1989 inclusive, being the issue of said newspaper for the following dates, to wit:

APRIL 22, 1989

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

FIRST AMENDMENT
BILL NO. 89-18
ORDINANCE NO. 3425
AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19, CHAPTER 47, SECTION 20, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA 1983 EDITION, TO EXPAND THE LIST OF MANUFACTURING AND RELATED USES THAT ARE PERMITTED IN THE C-PB ZONING DISTRICT AND TO INCLUDE EDUCATIONAL AND TRAINING FACILITIES WITHIN THE LIST OF PERMITTED USES; AMENDING SECTION 30 OF SAID TITLE AND CHAPTER TO INCLUDE HOTELS AND MOTELS WITHIN THE LIST OF USES THAT MAY BE PERMITTED IF DESIGNED TO SERVE AND COMPLEMENT PRINCIPAL BUSINESS PARK USES; AMENDING SECTION 40 OF SAID TITLE AND CHAPTER TO DESCRIBE THE PLANS THAT MUST BE SUBMITTED IN CONJUNCTION WITH APPLICATIONS FOR DEVELOPMENT APPROVAL; AMENDING SECTION 60 OF SAID TITLE AND CHAPTER TO INCREASE THE MINIMUM AREA THAT A PARCEL MUST CONTAIN TO BE ELIGIBLE FOR RECLASSIFICATION TO THE C-PB DISTRICT TO TWENTY GROSS ACRES; AMENDING SECTION 90 OF SAID TITLE AND CHAPTER TO INCREASE THE MAXIMUM BUILDING HEIGHTS PERMISSIBLE IN THE C-PB DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO DECREASE THE MINIMUM FRONT AND CORNER-LOT SIDE YARD SETBACKS, RESPECTIVELY, FROM TWENTY-FIVE TO TWENTY FEET; AMENDING SECTION 130 OF SAID TITLE AND CHAPTER TO CLARIFY THE METHOD OF CALCULATING THE MAXIMUM BUILDING COVERAGE FOR LOTS IN SAID DISTRICT; AMENDING SECTION 170 OF SAID TITLE AND CHAPTER TO ALLOW A USE IN THE C-PB DISTRICT TO BE CONDUCTED IN AN ENCLOSED COURTYARD AREA, RATHER THAN WITHIN A COMPLETELY ENCLOSED BUILDING, IF THE COURTYARD AREA HAS BEEN APPROVED FOR SUCH USE IN CONNECTION WITH THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
SPONSORED BY:
Mayor Run Lurie
SUMMARY:

Amends the C-PB Zoning District regulations to expand the list of permitted uses, detail submission requirements for development plans and make minor adjustments to the development standards.
The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 15th day of March, 1989, and referred to the following committee composed of Councilmen Nolen and Adamsen, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 19th day of April, 1989, which was a regular meeting of said City Council; that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:
VOTING "AYE" Councilmen: Adamsen, Bunker, Miller, Nolen and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 22, 1989

SIGNED George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 24 day of April, 19 89

Carselettie Young
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



Carselettie Young
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Sept. 1, 1992

RECEIVED

APR 4 5 00 PM '89

CITY CLERK

APR 26 11 01 AM '89

FINANCE DEPT

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STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper 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 ONE insertions from period of APRIL 22, 1989 to APRIL 22, 1989 inclusive, being the issue of said newspaper for the following dates, to wit:

APRIL 22, 1989

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

FIRST AMENDMENT
BILL NO. 89-18
ORDINANCE NO. 3425
AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 19, CHAPTER 47, SECTION 20, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA 1983 EDITION, TO EXPAND THE LIST OF MANUFACTURING AND RELATED USES THAT ARE PERMITTED IN THE C-PB ZONING DISTRICT AND TO INCLUDE EDUCATIONAL AND TRAINING FACILITIES WITHIN THE LIST OF PERMITTED USES; AMENDING SECTION 30 OF SAID TITLE AND CHAPTER TO INCLUDE HOTELS AND MOTELS WITHIN THE LIST OF USES THAT MAY BE PERMITTED IF DESIGNED TO SERVE AND COMPLEMENT PRINCIPAL BUSINESS PARK USES; AMENDING SECTION 40 OF SAID TITLE AND CHAPTER TO DESCRIBE THE PLANS THAT MUST BE SUBMITTED IN CONJUNCTION WITH APPLICATIONS FOR DEVELOPMENT APPROVAL; AMENDING SECTION 60 OF SAID TITLE AND CHAPTER TO INCREASE THE MINIMUM AREA THAT A PARCEL MUST CONTAIN TO BE ELIGIBLE FOR RECLASSIFICATION TO THE C-PB DISTRICT TO TWENTY GROSS ACRES; AMENDING SECTION 90 OF SAID TITLE AND CHAPTER TO INCREASE THE MAXIMUM BUILDING HEIGHTS PERMISSIBLE IN THE C-PB DISTRICT; AMENDING SECTIONS 100 AND 110 OF SAID TITLE AND CHAPTER TO DECREASE THE MINIMUM FRONT AND CORNER-LOT SIDE YARD SETBACKS, RESPECTIVELY, FROM TWENTY-FIVE TO TWENTY FEET; AMENDING SECTION 130 OF SAID TITLE AND CHAPTER TO CLARIFY THE METHOD OF CALCULATING THE MAXIMUM BUILDING COVERAGE FOR LOTS IN SAID DISTRICT; AMENDING SECTION 170 OF SAID TITLE AND CHAPTER TO ALLOW A USE IN THE C-PB DISTRICT TO BE CONDUCTED IN AN ENCLOSED COURTYARD AREA, RATHER THAN WITHIN A COMPLETELY ENCLOSED BUILDING, IF THE COURTYARD AREA HAS BEEN APPROVED FOR SUCH USE IN CONNECTION WITH THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Mayor Run Lurie
SUMMARY:
Amends the C-PB Zoning District regulations to expand the list of permitted uses, detail submission requirements for development plans and make minor adjustments to the development standards.
The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 13th day of March, 1989, and referred to the following committee composed of Councilmen Nolen and Adamsen, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 19th day of April, 1989, which was a regular meeting of said City Council; that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:
VOTING "AYE" Councilmen: Adamsen, Burster, Miller, Nolen and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 22, 1989

SIGNED

George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 24 day of April, 1989

Carselettie Young
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



Carselettie Young,
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Sept. 1, 1992



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