

**FIRST AMENDMENT**

BILL NO. 98-87

ORDINANCE NO. 5124

AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.040(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:  
Councilman Arnie Adamsen

Summary: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.

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

SECTION 1: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended to reflect a change in the name of the use "guest quarters/secondary living unit" to "guest house/casita," and to allow that use as a conditional use in the R-D and R-1 Zoning Districts. In order to reflect the amendment:

(A) The name of the use as it appears in the "Residential & Lodging" element of Table 2 shall be changed from "guest quarters/secondary living unit" to "guest house/casita"; and

(B) The letter "C" shall be added to the two boxes which represent the intersection of the columns for the R-D and R-1 Zoning Districts with the row for "guest house/casita."

SECTION 2: Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas is hereby amended by deleting therefrom the subdivision entitled "Guest Quarters/Secondary Living Unit" and substituting therefore the following provisions:

**GUEST HOUSE/CASITA [U, R-A, R-E, R-D, R-1]**

1. A guest house/casita shall not:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- a) Be located on a lot or parcel whose width is less than 80 feet.
- b) Exceed the height of the principal dwelling.
- c) Consist of more than one occupant room, a bathroom and a walk-in closet. Kitchens are not permitted.

2. A guest house/casita may be attached or detached from the principal dwelling and, where attached, is not required to have internal access to the principal dwelling.

3. A guest house/casita may be located in a front yard if it meets the required setbacks and:

a) Is architecturally designed to be integrated into the front elevation of the principal dwelling, so that it incorporates the exterior colors, materials, features and style thereof and does not resemble an accessory structure;

b) When viewed from the street, the guest house/casita does not dominate the facade of, nor obstruct the view of the main entrance to, the principal dwelling.

c) Is located in relation to the principal dwelling so as to create an internal courtyard;

d) Access to the guest house/casita is not visible from the street which the principal dwelling fronts;

e) If the guest house/casita is above ground floor and access thereto is by stairwell, the stairwell shall be enclosed, and its access shall not be perpendicular to the street.

4. A guest house/casita may be located in a rear or side yard if it meets the required setbacks and, if detached from the principal dwelling, it shall have a minimum separation of ten (10) feet from the principal dwelling and a minimum setback of five (5) feet from side and rear property lines.

SECTION 3: Section 19A.06.040(D) of the Zoning Code of the City of Las Vegas is hereby amended to read as follows:

**D. Development Standards**

The development standards for a project, including minimum front, side and rear yard setbacks, grade changes, maximum building heights, maximum fence heights and fence design,

1 parking standards, standards for any guest houses/casitas and other design and development criteria,  
2 shall be established by the Site Development Plans.

3 SECTION 4: Section 19A.08.040(B), Subsection (1) of the Zoning Code of the City  
4 of Las Vegas is hereby amended to read as follows:

5 1. **Accessory Structures.** Accessory structures on any lot in any residential  
6 district shall conform to the following:

7 a. **Accessory Only to Main Use.** No accessory structure shall be erected  
8 or moved onto any lot prior to construction of the main building, unless a building permit has been  
9 issued for the construction of the main building.

10 b. **Height.** A detached accessory structure shall not exceed two stories in  
11 height, or the height of the main building, whichever is less.

12 c. **Size and Coverage.** A single, detached accessory structure shall not  
13 exceed the floor area of the dwelling unit constructed on the same lot. In addition, the main aggregate  
14 total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the  
15 rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total  
16 of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage  
17 permitted in that zoning district.

18 d. **Side and Rear Yards.** Detached accessory structures are permitted in  
19 the rear and side yard areas as follows:

20 1) Detached, accessory structures (excluding patio covers) in the  
21 rear yard area must be located a minimum distance of three feet from the side and rear property lines  
22 and must be separated a minimum distance of six feet from the main dwelling. On corner lots, the roof  
23 of an accessory structure may be attached to the main dwelling, if there is a minimum six foot  
24 separation between the walls of the accessory structure and the main building and provided that a least  
25 two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction  
26 may be attached to one end of the breezeway. In addition, accessory structures in the rear yard of  
27 corner lots may not be located closer to the side property line than that required for the main dwelling.

28 (Tables 1 and 2 that appear here remain unchanged)



1 invalid or ineffective.

2 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,  
3 sentences, clauses or paragraphs 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 11<sup>th</sup> day of January, 1999.

6 APPROVED:

7  
8 By *Jan Lavery Jones*  
JAN LAVERTY JONES, Mayor

9 ATTEST:

10 *Barbara Jo Ronemus*  
BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 *Val Steed* 1-11-99  
13 \_\_\_\_\_ Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on  
2 the 7<sup>th</sup> day of December, 1998 and referred to the following committee composed of the  
3 Councilmen McDonald and Brown for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 11<sup>th</sup> day of January, 1999 which was a regular meeting of  
5 said Council; that at said regular meeting, the proposed ordinance was read by title to the City  
6 Council as amended and adopted by the following vote:

7 VOTING "AYE": Councilmen Adamsen, McDonald, Reese and Brown


8 VOTING "NAY": NONE

9 EXCUSED: Mayor Jones

10 APPROVED:

11   
12 \_\_\_\_\_  
13 JAN LAVERTY JONES, Mayor

14 ATTEST:

15   
16 \_\_\_\_\_  
17 BARBARA JO RONEMUS, City Clerk  
18  
19  
20  
21  
22  
23  
24  
25  
26

BILL NO. 98-87

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.040(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:  
Councilman Arnie Adamsen

Summary: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.

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

SECTION 1: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended to reflect a change in the name of the use "guest quarters/secondary living unit" to "guest house/casita," and to allow that use as a conditional use in the R-D and R-1 Zoning Districts. In order to reflect the amendment:

(A) The name of the use as it appears in the "Residential & Lodging" element of Table 2 shall be changed from "guest quarters/secondary living unit" to "guest house/casita"; and

(B) The letter "C" shall be added to the two boxes which represent the intersection of the columns for the R-D and R-1 Zoning Districts with the row for "guest house/casita."

SECTION 2: Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas is hereby amended by deleting therefrom the subdivision entitled "Guest Quarters/Secondary Living Unit" and substituting therefore the following provisions:

**GUEST HOUSE/CASITA [U, R-A, R-E, R-D, R-1]**

1. A guest house/casita shall not:

a) Be located on a lot or parcel whose width is less than 80 feet.

- 1                                   b)     Exceed the height of the principal dwelling.
- 2                                   c)     Consist of more than one occupant room, a bathroom and a walk-in
- 3                                   closet. Kitchens are not permitted.

4                   2.     A guest house/casita may be attached or detached from the principal dwelling  
5 and, where attached, is not required to have internal access to the principal dwelling.

6                   3.     A guest house/casita may be located in a front yard if it meets the required  
7 setbacks and:

8                                   a)     Is architecturally designed to be integrated into the front elevation of  
9 the principal dwelling, so that it incorporates the exterior colors, materials, features and style thereof  
10 and does not resemble an accessory structure;

11                                  b)     When viewed from the street, the guest house/casita does not dominate  
12 the facade of, nor obstruct the view of the main entrance to, the principal dwelling.

13                                  c)     Is located in relation to the principal dwelling so as to create an internal  
14 courtyard;

15                                  d)     Access to the guest house/casita is not visible from the street which the  
16 principal dwelling fronts;

17                                  e)     If the guest house/casita is above ground floor and access thereto is by  
18 stairwell, the stairwell shall be enclosed, and its access shall not be perpendicular to the street.

19                   4.     A guest house/casita may be located in a front or side yard if it meets the  
20 required setbacks and, if detached from the principal dwelling, it shall have a minimum separation of  
21 ten (10) feet from the principal dwelling and a minimum setback of five (5) feet from side and rear  
22 property lines.

23                   SECTION 3: Section 19A.06.040(D) of the Zoning Code of the City of Las Vegas  
24 is hereby amended to read as follows:

25     **D. Development Standards**

26                   The development standards for a project, including minimum front, side and rear yard  
27 setbacks, grade changes, maximum building heights, maximum fence heights and fence design,  
28 parking standards, standards for any guest houses/casitas and other design and development criteria,

1 shall be established by the Site Development Plans.

2 SECTION 4: Section 19A.08.040(B), Subsection (1) of the Zoning Code of the City  
3 of Las Vegas is hereby amended to read as follows:

4 1. **Accessory Structures.** Accessory structures on any lot in any residential  
5 district shall conform to the following:

6 a. **Accessory Only to Main Use.** No accessory structure shall be erected  
7 or moved onto any lot prior to construction of the main building, unless a building permit has been  
8 issued for the construction of the main building.

9 b. **Height.** A detached accessory structure shall not exceed two stories in  
10 height, or the height of the main building, whichever is less.

11 c. **Size and Coverage.** A single, detached accessory structure shall not  
12 exceed the floor area of the dwelling unit constructed on the same lot. In addition, the main aggregate  
13 total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the  
14 rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total  
15 of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage  
16 permitted in that zoning district.

17 d. **Side and Rear Yards.** Detached accessory structures are permitted in  
18 the rear and side yard areas as follows:

19 1) Detached, accessory structures (excluding patio covers) in the  
20 rear yard area must be located a minimum distance of three feet from the side and rear property lines  
21 and must be separated a minimum distance of six feet from the main dwelling. On corner lots, the roof  
22 of an accessory structure may be attached to the main dwelling, if there is a minimum six foot  
23 separation between the walls of the accessory structure and the main building and provided that a least  
24 two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction  
25 may be attached to one end of the breezeway. In addition, accessory structures in the rear yard of  
26 corner lots may not be located closer to the side property line than that required for the main dwelling.

27 (Tables 1 and 2 that appear here remain unchanged)

28 2) Detached accessory structures (excluding patio covers) in the

1 side yard area must be located a minimum distance of three feet from the side property line and must  
2 be separated a minimum distance of six feet from the main dwelling.

3 3) Except as provided in Paragraph (e) below, [Detached] detached  
4 accessory structures are not permitted in front of the primary structure.

5 4) No setback is required for a detached accessory structure from  
6 a property line which abuts an alley.

7 **e. Front Yards. No detached accessory structure is permitted in the front**  
8 **yard unless:**

9 1) The structure is a side-loaded garage which is used strictly as an ancillary use;

10 2) The garage conforms to the requirements and limitations applicable to a guest  
11 house/casita, as set forth in Sections 19A.04.010 and 19A.04.040; and

12 3) The front yard does not contain a guest house/casita.

13 SECTION 5: Title 19A, Chapter 20, Subchapter 20 of the Zoning Code of the City  
14 of Las Vegas is hereby amended by deleting therefrom the definition of the term "Guest  
15 Quarters/Secondary Living Unit" and substituting therefor a new term and definition, reading as  
16 follows:

17 **Guest House/Casita.** A structure which is located on the same residential parcel as a principal  
18 dwelling and which, as an ancillary use, provides living quarters for the occupants of the principal  
19 dwelling, their temporary guests or domestic employees. The term does not include a structure which  
20 is made available on a rental basis.

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

APPROVED:

By \_\_\_\_\_  
JAN LAVERTY JONES, Mayor

ATTEST:

\_\_\_\_\_  
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
*Val Steed*      11-24-98  
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_ day of \_\_\_\_\_, 1998, and referred to the following committee composed of  
3 \_\_\_\_\_ and \_\_\_\_\_ for recommendation;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 1998, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council  
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11 APPROVED:

12  
13 By \_\_\_\_\_  
14 JAN LAVERTY JONES, Mayor

15 ATTEST:  
16 \_\_\_\_\_  
17 BARBARA JO RONEMUS, City Clerk  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

AFFP

DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK)

SS:

Mary Ann Herron, 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  
560557

2296311LV

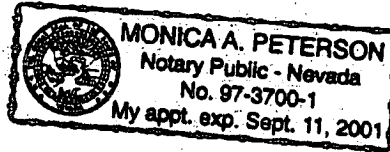
was continuously published in said Las Vegas Review Journal or Las Vegas Sun in 2 edition(s) of said newspaper issued from 12/31/98 to 01/01/1999, on the following days: 12/31/98 & 1/1/99

Signed: Mary Ann Herron

SUBSCRIBED AND SWORN BEFORE ME THIS THE 7

day of Jan 1999  
Monica A. Peterson

Notary Public



RECEIVED  
CITY CLERK  
1999 JAN 21 A 10: 14

BILL NO. 98-87

AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D

AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.040(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman Arnie Adamsen

SUMMARY: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.

At a City Council meeting  
DECEMBER 7, 1998  
BILL NO. 98-87 WAS READ BY TITLE  
AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen McDonald and Brown

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA  
PUB. January 1, 1999  
Las Vegas Review-Journal

AFFP DISTRICT COURT  
Clark County, Nevada  
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Barbara Linford, 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  
560557

2296311LV

was continuously published in said Las Vegas Review Journal or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/31/98 to 12/31/1998, on the following days: DECEMBER 31, 1998

Signed

*Barbara Linford*

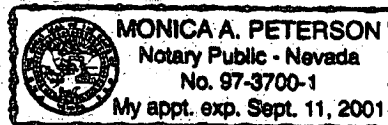
SUBSCRIBED AND SWORN BEFORE ME THIS THE

31

day of Dec. 1998

Notary Public

*Monica A. Peterson*



BILL NO. 98-87

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.04(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman Arnie Admsen

SUMMARY: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.

At a City Council meeting  
DECEMBER 7, 1998

BILL NO. 98-87 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen McDonald and Brown

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA  
PUB: December 31, 1998  
Las Vegas Review-Journal

1999 JAN 21 A 10:14

RECEIVED  
CITY CLERK

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Barbara Linford, 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  
583582

2296311LV

1999 JAN 29 11:08

RECEIVED  
CITY CLERK

was continuously published in said Las Vegas Review Journal or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/15/99 to 01/15/1999, on the following days: JANUARY 15, 1999

Signed:

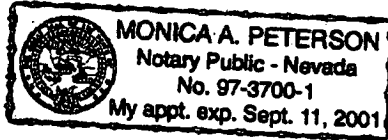
*Barbara Linford*

SUBSCRIBED AND SWORN BEFORE ME THIS THE

day of Jan 1999

*Monica A. Peterson*

Notary Public



FIRST AMENDMENT  
BILL NO. 98-97  
ORDINANCE NO. 5124

AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-0 AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.04(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B); SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman Amie Adamsen

SUMMARY: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita" and establishes the regulations and requirements pertaining thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of December, 1998, and referred to the following committee composed of Councilmen McDONALD AND BROWN for recommendation; thereafter the said committee reported favorably on said ordinance on the 11th day of January, 1999, 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 amended and adopted by the following vote:

VOTING "AYE" Councilmen Adamsen, McDonald, Reese and Brown  
VOTING "NAY" NONE

EXCUSE: Mayor Jones  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: January 15, 1999  
Las Vegas Review-Journal

AFFP DISTRICT COURT  
Clark County, Nevada  
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Barbara Linford, 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,

1999 JAN 20 4:11:08  
RECEIVED  
CITY CLERK

LV CITY CLERK 2296311LV  
583582

was continuously published in said Las Vegas Review Journal or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/14/99 to 01/14/1999, on the following days: JANUARY 14, 1999

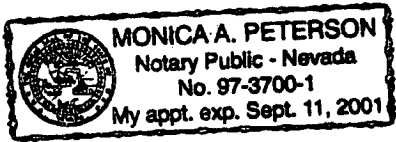
Signed: Barbara Linford

SUBSCRIBED AND SWORN BEFORE ME THIS THE 14

day of Jan 1999

Monica A. Peterson

Notary Public



FIRST AMENDMENT  
BILL NO. 88-87  
ORDINANCE NO. 5124  
AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.040(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.  
SPONSORED BY: Councilman Arnie Adamsen  
SUMMARY: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.  
The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of December, 1998, and referred to the following committee composed of Councilmen McDonald and Reese for recommendation; thereafter the said committee reported favorably on said ordinance on the 11th day of January, 1999, 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 amended and adopted by the following vote:  
VOTING "AYE" Councilmen Adamsen, McDonald, Reese and Brown  
VOTING "NAY" NONE  
EXCLUDED: Mayor Jones  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: January 14, 1999  
Las Vegas Review-Journal

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Barbara Linford, 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,

RECEIVED  
CITY CLERK  
1999 JUN 20 AM 11:08

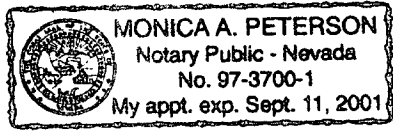
LV CITY CLERK  
583582

2296311LV

was continuously published in said Las Vegas Review Journal or Las Vegas Sun in 1 edition(s) of said newspaper issued from 01/14/99 to 01/14/1999, on the following days: JANUARY 14, 1999

Signed Barbara Linford  
SUBSCRIBED AND SWORN BEFORE ME THIS THE \_\_\_\_\_

day of Jan 1999  
Monica A. Peterson  
Notary Public



FIRST AMENDMENT  
BILL NO. 98-87  
ORDINANCE NO. 5124

AN ORDINANCE RELATING TO ZONING; AMENDING TABLE 2 OF THE LAND USE TABLES ADOPTED IN SUBCHAPTER 19A.04.010 OF THE ZONING CODE OF THE CITY OF LAS VEGAS, ADOPTED AS AND INCORPORATED IN TITLE 19A OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REPLACE THE TERM "GUEST QUARTERS/SECONDARY LIVING UNIT" WITH THE TERM "GUEST HOUSE/CASITA" AND TO ESTABLISH THAT USE AS A USE ALLOWED CONDITIONALLY IN THE R-D AND R-1 ZONING DISTRICTS; AMENDING SECTION 19A.04.040(C) OF THE ZONING CODE TO ESTABLISH THE LIMITATIONS AND REQUIREMENTS APPLICABLE TO THE USE; AMENDING SECTION 19A.08.040(B), SUBSECTION 1 OF THE ZONING CODE TO ALLOW GARAGES AS AN ANCILLARY USE IN FRONT YARDS AS AN OPTION TO A GUEST HOUSE/CASITA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Councilman Arnie Adamsen  
SUMMARY: Amends the Zoning Code to replace the term "guest quarters/secondary living unit" with the term "guest house/casita," and establishes the regulations and requirements pertaining thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of December, 1998, and referred to the following committee composed of Councilmen McDonald and Reese for recommendation; thereafter the said committee reported favorably on said ordinance on the 11th day of January, 1999, 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 amended and adopted by the following vote:  
VOTING "AYE" Councilmen Adamsen, McDonald, Reese and Brown  
VOTING "NAY" NONE  
EXCUSED: Mayor Jones  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: January 14, 1999  
Las Vegas Review-Journal

