

1 **BILL NO. 2018-25**

2 **ORDINANCE NO. 6630**

3 AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE
4 TO PROVIDE FOR ADMINISTRATIVE DEFERRALS AND DEVIATIONS REGARDING CERTAIN
5 DEVELOPMENT REQUIREMENTS, ADJUST THE REQUIREMENTS FOR PRIVATE STREETS AND
6 STREET TERMINATIONS, AND PROVIDE FOR OTHER RELATED MATTERS.

7 Proposed by: City Manager's Office

Summary: Amends various provisions of the
Unified Development Code to provide for
administrative deferrals and deviations regarding
certain development requirements, and to adjust
the requirements for private streets and street
terminations.

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

12 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
13 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
14 Sections 2 to 30, inclusive, of this Ordinance. The amendments in those Sections are deemed to be
15 amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

16 SECTION 2: Title 19, Chapter 2, Section 10, is hereby amended to read as follows:

17 **19.02.010 MINIMUM STANDARDS**

18 A. The design standards of this Chapter shall constitute the minimum design and construction standards
19 for all development and land divisions created through the parcel map, tentative map and final map processes.
20 All improvements required by this Title shall be designed, installed and maintained in accordance with
21 applicable City [standards.] Standards.

22 B. Except as otherwise provided in this Chapter, any request to deviate from the design standards of this
23 Chapter shall require the submittal of a request for an administrative deviation from standards. The decision
24 regarding the request for an administrative deviation from standards is subject to the discretion of the Director
25 of Public Works, taking into account whether the circumstances of the request warrant the requested
26 deviation. The Director may approve the request (with or without conditions), deny the request, or refer the

1 request to the Planning Commission for a decision in accordance with the Waiver provisions of LVMC
2 19.16.130. Neither the Variance provisions of LVMC 19.16.140 nor the Administrative Deviation provisions
3 of LVMC 19.16.120 shall apply to the design standards of this Chapter.

4 SECTION 3: Title 19, Chapter 2, Section 20, is hereby amended to read as follows:

5 **19.02.020 DIRECTOR OF PUBLIC WORKS**

6 The Director of Public Works is responsible for the administration and enforcement of any provisions of this
7 Title that are assigned or delegated to the Director of Public Works by the provisions of this Title. In
8 connection with that responsibility, the Director of Public Works shall have the authority to:

- 9 A. Cooperate with the Director of Planning in administering and enforcing this Title;
- 10 B. Act upon and process applications under this Title, to the extent assigned or delegated that
11 responsibility;
- 12 C. Conduct the necessary review of maps and development documentation which have been submitted
13 under this Title;
- 14 D. Provide interpretations and references regarding applicable requirements for off-site improvements,
15 rights-of-way, dedications, and drainage and traffic studies;
- 16 E. Provide comments or other input to ensure the inclusion of appropriate survey data, recommendations
17 and related documentation;
- 18 F. Approve or deny administrative [exceptions and waivers] deferrals and deviations from standards in
19 accordance with the provisions of this Title[;]; or refer such requests to the Planning Commission for decision
20 in accordance with the Waiver provisions of LVMC 19.16.130; and
- 21 G. Delegate, designate or assign to another person any function described in this Section, except to the
22 extent not permitted by law.

23 SECTION 4: Title 19, Chapter 2, is hereby amended by adding thereto a new section,
24 designated as Section 25, reading as follows:

25 **19.02.025 DEDICATION AND IMPROVEMENT REQUIREMENTS**

- 26 A. Uses of land permitted in each zoning district shall be allowed only when the permit for any proposed

1 improvement on the land includes provisions for the:

2 1. Dedication of all essential rights-of-way for major streets, minor streets, flood control, utilities
3 and other public purposes; and

4 2. Provisions for the installation of essential off-site improvements as directed by the City.
5 Essential rights-of-way and off-site improvements are defined as those rights-of-way and improvements
6 required in connection with a proposed Special Use Permit, Variance, or Site Development Plan; required by
7 the subdivision regulations of the City; or required by the Director of Public Works as appropriate and
8 necessary to mitigate the impact of the development of property in the area. All improvements shall be
9 constructed in accordance with the City Standards and specifications.

10 B. Full off-site improvements meeting current City Standards are required for all development regulated
11 by this Title, which include but is not limited to: full depth pavement, curb and gutter, sidewalk, streetlights,
12 traffic signals, traffic appurtenances, sanitary sewer, drainage improvements and landscaping in the public
13 right-of-way. All development must, at a minimum, match and extend existing improvements that are
14 immediately adjacent to the proposed development.

15 C. In each of the following cases, the Director of Public Works shall have the discretion to determine the
16 extent to which improvements will be required initially or in phases, taking into account appropriate means
17 of transitioning from developed rights-of-way to partially-developed or undeveloped rights-of-way:

18 1. Development that is adjacent to a City-initiated road improvement project; or

19 2. Large-parcel development where only a portion of the parcel is proposed to be developed and
20 where no subdivision is proposed.

21 D. Standard urban improvements for a single lot that is developed for a single family residence are, at a
22 minimum, required to match and extend the off-site improvements that exist immediately adjacent to the lot;
23 however, a property owner may request a deferral of all or part of the improvements that do not already exist
24 on adjacent lots. If deferral is approved, the property owner is required to enter into a "Covenant Running
25 with Land Agreement" for the deferred improvements. The agreement shall be recorded with the office of
26 the County Recorder and a copy of the recorded document shall be provided to the City.

1 E. Except as otherwise provided in this Subsection (E), deferrals for any standard urban improvements
2 may be administratively approved by the Director of Public Works only if all the following conditions are
3 met:

4 1. No improvements or partial improvements exist immediately adjacent to the proposed
5 development;

6 2. The proposed development frontage requested for deferral is not more than 660 feet (one nominal
7 block) in length;

8 3. The site is not at the corner of two public streets identified on the Planned Streets and Highways
9 Map;

10 4. The proposed development is a distance of 330 feet or more from developed or entitled property
11 for which improvements have not been deferred; and

12 5. The proposed development is a single-family residential subdivision, or is a single lot that is
13 developed for a single-family residence that is subject to Subsection (4) above.

14 If an applicant does not meet all of the above criteria, the Director may take into account extenuating site-
15 related circumstances and make a determination to allow an administrative deferral.

16 F. If standard urban improvements are allowed to be deferred for residential subdivisions, the following
17 shall be required, as applicable:

18 1. An improvement contribution as follows:

19 a. For streets defined on the Master Plan of Streets and Highways Map as a highway, a Major
20 Collector or a Primary Arterial:

21 i. 100% of the City's bond estimate costs for deferred/waived improvements,
22 excluding street lighting; and

23 ii. 100% of the City's bond estimate costs for deferred/waived street lighting when
24 pedestals are not installed. This may be reduced to 50% of the City's bond estimate costs if pedestals are
25 installed.

26 b. For all lesser street classifications (60 feet or less) that are deferred for the public frontage

of the subject property where the development is more than 4 single family residential lots:

i. 50% of the City's bond estimate costs for deferred/waived improvements, excluding street lighting; and

ii. 50% of the City's bond estimate costs for deferred/waived street lighting when pedestals are not installed. This may be reduced to 25% of the City's bond estimate costs if pedestals are installed.

2. A "Covenant Running with Land Agreement" entered into by the property owner for the deferred improvements, if less than 100% is required.

SECTION 5: Title 19, Chapter 2, Section 40, is hereby amended to read as follows:

19.02.040 SIDEWALKS

Sidewalks shall be provided in accordance with City [standards.] Standards. Alternative pedestrian ways, greenbelt systems or other sidewalk designs may be approved by the Director and the Director of Public Works. The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations, including schools and playgrounds. Sidewalk and pedestrian way width and construction shall be in accordance with City [standards.] Standards.

SECTION 6: Title 19, Chapter 2, Section 50, is hereby amended to read as follows:

19.02.050 DRAINAGE IMPROVEMENTS AND FACILITIES

The design and construction of all curbs, gutters and other drainage improvements and facilities shall comply with City [standards] Standards and with any site-specific drainage plan and technical drainage study that has been accepted or approved by the City.

SECTION 7: Title 19, Chapter 2, Section 60, is hereby amended to read as follows:

19.02.060 CURBS AND GUTTERS

All curbs and gutters on all streets required to meet the provisions of LVMC Chapter 19.04, whether private or public, shall be eighteen inch L-type[.] conforming to City Standards. All curbs and gutters on streets not required to meet LVMC Chapter 19.04 standards with a right-of-way width of sixty feet or more shall be twenty-four inch L-type[.] conforming to City Standards. On all other streets, whether private or public,

thirty-inch roll-type curb and gutter conforming to City Standards may be allowed as long as the requirements of the site-specific drainage plan and technical drainage study do not prohibit the use of roll-type curb due to anticipated drainage flows[,] and the use of roll-type curbs does not conflict with public access requirements on public streets.

SECTION 8: Title 19, Chapter 2, Section 70, is hereby amended to read as follows:

19.02.070 SANITARY SEWER IMPROVEMENTS

The design and construction of all sanitary sewer improvements shall comply with City [standards.] Standards.

SECTION 9: Title 19, Chapter 2, Section 110, is hereby amended to read as follows:

19.02.110 FIRE HYDRANTS

A. Determination of Number Required

For purposes of determining the number of hydrants required for a particular development, the maximum amount of flow per hydrant that may be counted in determining the system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the fire flow and number of hydrants for any specific subdivision shall be those set forth in the Fire Code and the I.S.O. Manual adopted by the City.

B. Placement

Fire hydrants shall be spaced in accordance with the requirements of the Fire Code and the Department of Fire and Rescue.

C. Location

Hydrants shall be located in conformance with applicable Standard Drawings and the Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

D. Installation

Fire hydrants shall be installed prior to the commencement of any combustible construction in accordance with the requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as

1 approved by the Department of Fire and Rescue, shall be provided to all hydrants and combustible
2 construction.

3 E. Specifications

4 Hydrants shall conform to the latest edition of American Water Works Standard, C502, for fire hydrants, and
5 the specifications set forth in City [standards.] Standards.

6 SECTION 10: Title 19, Chapter 2, Section 130, is hereby amended to read as follows:

7 **19.02.130 COMMITMENTS FOR THE INSTALLATION OF IMPROVEMENTS**

8 A. [Essential Rights-Of-Way and Off-Site Improvements

9 Uses of land permitted in each zoning district shall be allowed only when the permit for any proposed
10 improvement on the land includes provisions for the:

11 1. Dedication of all essential rights-of-way for major streets, minor streets, flood control, utilities
12 and other public purposes; and

13 2. Provisions for the installation of essential off-site improvements as directed by the City.
14 Essential rights-of-way and off-site improvements are defined as those rights-of-way and improvements
15 required in connection with a proposed Rezoning, Special Use Permit, Variance, or Site Development Plan;
16 required by the subdivision regulations of the City; or required by the Director of Public Works as appropriate
17 and necessary to mitigate the impact of the development of property in the area. All improvements shall be
18 constructed in accordance with the City standards and specifications.

19 B. Construction Agreement] Construction or Construction Agreement

20 The subdivider is responsible for the construction of all public improvements and for any private
21 improvements associated with the parcel map or subdivision that may be required by the City. Required
22 improvements shall be completed prior to the recordation of the parcel map or final map, unless the
23 subdivider enters into an agreement with the City to install such improvements as provided for in Subsection
24 [(C)] (B) of this Section or has executed a covenant running with a land agreement, whichever is applicable,
25 as determined by the Department of Public Works. Required dedications must be accomplished prior to the
26 release of the parcel map or final map or such dedications must be noted on the approved maps as being

1 offered for dedication.

2 [C] B. [Secured Agreement Required] Agreement to be Secured

3 The subdivider shall execute an agreement that guarantees the construction of the required public
4 improvements and shall provide security for their construction in an amount equal to the estimated cost of
5 construction plus ten percent additional for contingencies. The agreement shall be secured by such good and
6 sufficient bond or other security as is deemed appropriate by the City to protect the public interest, and shall
7 be in an amount determined to be sufficient to complete all required improvements and to remove all rubbish,
8 trash, debris, surplus material and equipment from the area. The Director of Public Works shall be
9 responsible for review and, if deemed acceptable, approval of all cost estimates for construction of required
10 public improvements. The subdivider's engineer shall be responsible for submitting all improvement plans
11 and quantity estimates in a manner and form that complies with City requirements.

12 [D] C. Common Area and Off-Site Improvements Requirements

13 1. In connection with the approval of any parcel map or final map, the developer or subdivider must
14 provide for the installation of common area and off-site improvements by obtaining the City's approval of
15 either a phasing plan or a development agreement, as determined by the Director and the Director of Public
16 Works.

17 2. The phasing plan or development agreement shall set out a development schedule for all common
18 area and off-site improvements, including but not limited to water, sewer and storm drainage lines; streets;
19 open space improvement; trails; parks; and landscaping. Except as otherwise provided in Paragraphs (3) and
20 (4), completion of common area and off-site improvements within any residential subdivision shall be
21 scheduled to be concurrent with development (e.g., when fifty percent of the development is completed, at
22 least fifty percent of the common area and off-site improvements shall be completed). Calculation of the
23 percentage of the development that is completed shall be based upon the number of building permits issued.

24 3. Except as otherwise provided in Paragraph (4), all common area and off-site improvements
25 within any residential subdivision shall be completed when seventy-five percent of the development is
26 completed (e.g., when seventy-five percent of the development is completed, one hundred percent of the

common area and off-site improvements shall be completed). Calculations of the percentage of the development that is completed shall be based on the number of building permits issued.

4. A phasing plan is subject to review and approval by the Director of Public Works, as are revisions to the plan. Notwithstanding any other provision of [the Subsection (D),] this Subsection (C), the Director of Public Works, in the interest of convenience, shall have the discretion to:

a. Determine the appropriateness of, and level of compliance with, phasing under this Subsection [(D)] (C); and

b. Issue additional building permits beyond those that otherwise would be allowed based upon the progress of the development within the preceding 180 days. The issuance of additional building permits shall be in accordance with a written policy developed by the Director of Public Works and shall be contingent on the developer's execution of a binding completion schedule that is mutually agreeable to the developer and the Director of Public Works.

5. A development agreement is subject to review and approval pursuant to LVMC 19.16.150.

6. In the case of either a phasing plan or development agreement, the City is authorized to require security or a performance guarantee for the installation of common area and off-site improvements. The amount of the required security or performance guarantee shall be established by the Director of Public Works, and the form of security or performance guarantee must be acceptable to the City Attorney. To the extent possible, the provisions of Subsection [(C)] (B) shall apply directly or by analogy to the installation of improvements and security required under this Section.

7. In accordance with LVMC 19.16.050(K), a specific parks in-lieu-of plan must be approved with the tentative map if the developer proposes park improvements in lieu of paying residential construction taxes.

[E] D. Security Documents

The surety documents or other documents of security required in connection with an agreement to install improvements shall specify the duration of the security and its manner of release, and shall provide remedies in the event of default. Such security may be in the form of:

- 1 1. A cash deposit or approved government securities;
- 2 2. A performance or surety bond issued by a company authorized to issue such bonds in Nevada;
- 3 3. An agreement with a lending institution operating under Nevada law; ~~[providing,]~~ provided that
- 4 the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds otherwise set
- 5 aside for the use of the subdivider) to assure completion of all required improvements, shall retain ten percent
- 6 of the funds until the improvements are accepted by the City and shall not release any funds without the
- 7 approval of the Director of Public Works;
- 8 4. A first deed of trust on real property located in or near the City. The deed of trust must name the
- 9 City as beneficiary and be accompanied by appropriate agreements or other documents that sufficiently bind
- 10 the subdivider and trustor to the satisfaction of the City Attorney. The appraised market value of the property
- 11 which is the subject of the deed of trust must equal or exceed one hundred twenty-five percent of the value
- 12 of the amount of security determined necessary by the Director of Public Works; or
- 13 5. In the case of improvements whose estimated cost is fifty thousand dollars or less, an agreement
- 14 with the City providing that, in consideration of issuing a building or grading permit, the City may withhold
- 15 certificates of occupancy, recordation of a map or the inspection of buildings associated with the project
- 16 unless and until the improvements have been completed to the City's satisfaction.

17 **[F] E. Special Improvement Districts**

18 A subdivider may request the inclusion of a subdivision within a special improvement district and the City

19 may include a subdivision in accordance with applicable procedures. If the City Council approves a special

20 improvement district that includes a subdivision, the City may release the subdivider from the improvement

21 guarantee executed pursuant to Subsection ~~[(E)]~~ (D) above. The obligation to release shall not accrue until

22 the contract for the special improvement district project has been awarded, and the release shall be only to

23 the extent that the work of improvement will be accomplished through the special improvement district.

24 **[G] F. May Be Required**

25 In connection with development approvals or permit approvals for residential and nonresidential

26 developments that are not otherwise subject to the land division requirements of this Title, the City may

1 require, as a condition of approval, that the developer install one or more of the following, to applicable City
2 Standards:

- 3 1. Appropriate off-site improvements;
- 4 2. Site access improvements; and
- 5 3. Private streets and common area improvements that are proposed to serve the development.

6 [H] G. Off-Site Improvements Agreement—Security

7 In order to assure the installation of any improvements required pursuant to Subsection [(G)] (F) of this
8 Section, the developer may be required to do one or more of the following:

- 9 1. Enter into a development agreement or covenant running with land agreement;
- 10 2. Enter into an off-site improvements agreement and post adequate security therefor in accordance
11 with the provisions of this Section;
- 12 3. Provide an alternate or equivalent means of assurance that is satisfactory to the City, including
13 the payment of moneys in lieu of improvements.

14 [I] H. Director Includes Designee

15 Any reference in this Section to the Director of Public Works includes a designee of the Director.

16 SECTION 11: Title 19, Chapter 2, Section 140, is hereby amended to read as follows:

17 **19.02.140 INTERSECTIONS**

18 **A. Length**

19 Any intersection of any street that provides external access from a subdivision to any existing or planned
20 street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other
21 intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of
22 streets providing service internally within a subdivision, where they do not intersect arterial or major streets,
23 shall be offset a minimum of one hundred twenty-five feet. The City Traffic Engineer, at his sole discretion,
24 may allow lesser separation than the distances set forth above if the applicant can demonstrate that the
25 alternative design can safely accommodate traffic circulation. Alternatively, the City Traffic Engineer may
26 refer any such request to the Planning Commission for a decision in accordance with the Waiver provisions

1 of LVMC 19.16.130.

2 B. Angles

3 Street intersections shall be at an angle of ninety degrees, or as close to ninety degrees as is practicable. In
4 no case shall an intersection be at an angle less than seventy-five degrees.

5 C. [Standard] Compliance with Standards

6 Intersection designs regarding planned streets shall comply with the applicable Uniform Construction Design
7 Standards, [except in cases where a 60-foot planned minor collector intersects a roadway of an equal or lesser
8 right-of-way width. At such intersections, pavement widths and curb return radii shall comply with City
9 Standards.] which may include the requirement of additional right-of-way dedication.

10 SECTION 12: Title 19, Chapter 2, Section 220, is hereby amended to read as follows:

11 **19.02.220 COMPACTION OF STREET SUB-GRADE AND BASE MATERIALS**

12 Compaction of street sub-grade and base materials shall comply with City [standards] Standards.

13 SECTION 13: Title 19, Chapter 2, Section 230, is hereby amended to read as follows:

14 **19.02.230 DRIVEWAYS**

15 A. Driveway design and construction shall comply with City [standards] Standards.

16 1. Residential driveway lengths are measured from the back of sidewalk or back of curb where no
17 sidewalk is provided.

18 B. For nonresidential development, or for residential lots other than single family or duplex lots, the
19 number, type and location of driveways must first be approved by the Director of Public Works.

20 C. Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the
21 Director of Public Works:

22 1. For any single family or duplex residential lot, no more than a single entrance or circular
23 driveway shall be provided.

24 2. No driveway access shall be permitted from the side or rear yard of any residential lot onto any
25 primary or secondary thoroughfare so designated on the City's Master Plan of Streets and Highways.

26 SECTION 14: Title 19, Chapter 2, Section 240, is hereby amended to read as follows:

1 **19.02.240 STREET LIGHTING**

2 Street lighting for public streets shall be designed, installed or upgraded in accordance with City [standards
3 unless the City Council allows an exception. The installation or upgrading of conforming lighting may be
4 deferred if the deferral is approved by the City Council and the applicant executes a covenant running with
5 land agreement to secure the installation or upgrade.] Standards. Street lighting is not required for private
6 streets within single family subdivisions.

7 SECTION 15: Title 19, Chapter 2, Section 250, is hereby amended to read as follows:

8 **19.02.250 ACCESS CONTROL GATES AND STORAGE AREAS**

9 When utilized on private streets or drives, access control gates and storage areas shall be designed, installed
10 and located in accordance with City [standards.] Standards. Access control gates and all appurtenant facilities
11 and equipment shall not be located in the public right-of-way. An adequate vehicle queuing area as
12 determined by the Director of Public Works must be provided in order to prevent blockage of public streets.
13 A pedestrian gate separate from the vehicular movement area shall also be provided.

14 SECTION 16: Title 19, Chapter 2, Section 260, is hereby amended to read as follows:

15 **19.02.260 EMERGENCY ACCESS GATES**

16 All emergency access gates shall be designed, installed and maintained in accordance with City [standards.]
17 Standards.

18 SECTION 17: Title 19, Chapter 2, Section 270, is hereby amended to read as follows:

19 **19.02.270 PRIVATE DRIVE CONSTRUCTION**

20 Private drives shall be constructed in sufficient manner and width to accommodate anticipated on-site traffic
21 conditions and shall be in accordance with LVMC [19.04.090] 19.04.080 and any other applicable City
22 [standards.] Standards.

23 SECTION 18: Title 19, Chapter 2, Section 290, is hereby amended to read as follows:

24 **19.02.290 VEHICULAR ACCESS PROHIBITION TO PRIMARY OR SECONDARY**
25 **THOROUGHFARE**

26 Each lot within a subdivision shall have access to a public or private street or private drive that complies with

1 City [standards.] Standards. Lots with residential zoning and having less than one hundred feet on any side
2 adjacent to a primary or secondary thoroughfare, as designated on the City's Master Plan of Streets and
3 Highways, shall be prohibited vehicular access to the primary or secondary thoroughfare. The access
4 prohibition shall be clearly indicated on the recorded final map. Unless no alternative exists due to the size
5 or depth of the land to be divided, no residential lot shall front onto a primary or secondary thoroughfare. All
6 such lots shall be oriented to have either their rear or side yard lines adjacent to the primary or secondary
7 thoroughfare.

8 SECTION 19: Title 19, Chapter 2, is hereby amended by adding thereto a new section,
9 designated as Section 295, reading as follows:

10 **19.02.295 PUBLIC IMPROVEMENT CONSTRUCTION PLAN SUBMITTAL AND**
11 **PERMITTING**

12 A. Plans submitted to the City for proposals to construct public improvements must meet the most recently
13 published and circulated version of the City's "Standard Plan Guidelines and Design Layout for Land
14 Development Projects."

15 B. The applicant shall notify the Director of Public Works at least twenty-four hours in advance of the
16 scheduled date and time that construction and installation work relating to required public improvements or
17 private streets is to commence. If delays occur, the applicant shall notify the Director of Public Works not
18 less than two hours prior to the rescheduled time.

19 SECTION 20: Title 19, Chapter 4, Section 10, is hereby amended to read as follows:

20 **19.04.010 STREET CONNECTIVITY**

21 A. Purpose

22 The purpose of this Chapter is to set forth requirements for achieving a connected transportation system as
23 outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation
24 modes and users.

25 All proposed development shall be designed in a manner that provides for and facilitates the logical overall
26 design, placement and continuity of streets with respect to adjacent land parcels, and in accordance with this

1 Title, the City's Master Plan of Streets and Highways and LVMC Title 13.

2 B. Applicability

3 1. The street connectivity standards set forth herein are minimum requirements and shall apply to
4 all new development projects whether utilizing public streets, private streets or private drives. Except as
5 otherwise provided in this Chapter, any request to deviate from these standards shall require the submittal of
6 an application for a Variance, which shall be subject to the procedures and standards set forth in LVMC
7 19.16.140.

8 2. Where a proposed development is adjacent to existing improvements, the Director of Public
9 Works shall determine the extent to which it is appropriate to implement the standards outlined in this Chapter
10 and approve, if necessary, designs for the transition from existing improvements to those that meet the
11 standards of this Chapter. The Director may approve a deferral of the Amenity Zone standards pursuant to
12 LVMC 19.02.025.

13 SECTION 21: Title 19, Chapter 4, Section 30, is hereby amended to read as follows:

14 **19.04.030 VEHICLE/PEDESTRIAN SEPARATION MANAGEMENT**

15 Pedestrian and vehicle separation shall be accomplished by the following treatments:

16 A. Sidewalks shall be required on both sides of all public and private streets in accordance with City
17 Standards[.] , except that private gated community streets as referred to in LVMC 19.04.230 are only required
18 to have sidewalk on one side of the street.

19 B. Sidewalks shall be provided adjacent to private drives to separate pedestrian and vehicular movements,
20 which include, but are not limited to commercial center drives, commercial driveways, park entrances and
21 multi-family residential developments.

22 C. Sidewalks shall be offset from vehicular travel lanes along arterial and collector streets as illustrated
23 for each such street classification in LVMC 19.04.170 through 19.04.200.

24 D. Sidewalk location on residential streets should be as illustrated for each such street classification in
25 LVMC 19.04.210 through [19.04.220.] 19.04.230. The ultimate location shall be determined by the approved
26 roadway cross section for the development.

1 E. Pedestrian roadway crossings not located at intersections, also known as mid-block crossings, must
2 receive the approval of the City Traffic Engineer prior to being marked or used for such purposes.

3 SECTION 22: Title 19, Chapter 4, Section 70, is hereby amended to read as follows:

4 **19.04.070 PRIVATE STREET REQUIREMENTS**

5 Private streets must comply with applicable City [standards] Standards and with the following requirements:

6 A. Private streets shall have the same dimensions as the comparable public streets unless separated by
7 gates. Private gated community streets may conform to the provisions of LVMC 19.04.230.

8 B. Where access control gates are to be used in conjunction with private streets, the principal vehicular
9 entrance gate must have a minimum width of 50 feet and comply with the Uniform Standard Drawings and
10 LVMC 19.02.250. Additional access control gates for vehicles must be designated and signed for residents
11 only, have automatic methods of opening, and may be of a narrower width and depth as determined by the
12 Director of Public Works.

13 C. Private streets shall meet the minimum construction standards for public streets. All private streets
14 shall be located on a separate common lot or lots that are maintained by an HOA or other approved private
15 maintenance organization.

16 D. Street name signs for private streets shall bear the words "privately maintained," and shall be a color
17 and design established by the City and in conformance with the most recent edition of the Manual of Uniform
18 Traffic Control Devices. The color of such a sign shall be brown with white letters.

19 E. [Any proposed deviations from the minimum public street standards must be approved by a Waiver
20 and must be separated from abutting standard streets by a gate that meets City standards.] Notwithstanding
21 the provisions of Subsections (A) through (D) of this Section, an administrative deviation of standards may
22 be approved by the Director of Public Works for private streets meeting the following:

23 1. The street must end in a cul-de-sac that conforms to LVMC 19.04.100;

24 2. The street cannot provide access to more than four single family residential lots;

25 3. The street, if located on a separate common lot, must be privately maintained by an HOA or
26 other maintenance organization; and

1 4. The applicant must demonstrate that the alternative design, including any reduction in street
2 width, can safely accommodate vehicular and pedestrian traffic circulation.

3 SECTION 23: Title 19, Chapter 4, Section 90, is hereby amended to read as follows:

4 **19.04.090 ALLEY REQUIREMENTS**

5 All alleys constructed after the effective date of this Title shall be private alleys and privately maintained
6 unless otherwise authorized by the Director of Public Works. Where public alleys are to be provided, they
7 shall be paved and have a minimum width of twenty feet and be in accordance with City [standards.]
8 Standards.

9 SECTION 24: Title 19, Chapter 4, Section 100, is hereby amended to read as follows:

10 **19.04.100 [CULS-DE-SAC] STREET TERMINATIONS OTHER THAN AT INTERSECTIONS**

11 For public streets which terminate other than at an intersection with another public street, and private streets
12 that terminate other than at an intersection with another private or public street, the termination shall be
13 provided by [means of a circular cul-de-sac that shall be designed and installed in accordance with City
14 standards] one of the following, as applicable:

15 A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street
16 lengths up to 600 feet; or

17 B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead
18 meeting the Standard 212.1.S1 design.

19 Street lengths in excess of those stated in Paragraphs (A) and (B) above may be allowed only if approved by
20 the Fire Code Official.

21 SECTION 25: Title 19, Chapter 4, Section 160, is hereby amended by replacing the final
22 page of Table 1 (Transportation—Land Use Matrix) at the end of that section with the page that is attached
23 to this Ordinance as Exhibit A.

24 SECTION 26: Title 19, Chapter 4, is hereby amended by adding thereto a new section,
25 designated as Section 230, reading as follows:

26 **19.04.230 PRIVATE GATED COMMUNITY STREETS**

1 A private street located within a gated community, with a minimum width of 24 feet measured to the face of
2 the curb, which is designed to carry residential traffic between minor collectors and local streets. On-street
3 parking may or may not be provided.

4 {NOTE: 19.04.230 – Figure 1 – Street Section/Dimensions appears here}

5 SECTION 27: Title 19, Chapter 4, Section 230, is hereby amended by adding to the end of
6 that Section the figure that is attached to this Ordinance as Exhibit B.

7 SECTION 28: Title 19, Chapter 16, Section 50, Subsection (C), Paragraph (4), is hereby
8 amended to read as follows:

9 4. Notwithstanding any provision of Paragraphs (2) and (3) above relative to the timing of the presentation
10 of a tentative map, a subdivider or representative may elect an alternative procedure whereby a tentative map
11 application may be submitted and processed concurrent with any related application for rezoning[,] site
12 development plan review, or waiver pursuant to LVMC 19.16.130. The intent to elect the alternative
13 procedure should be indicated at the time of the pre-application conference and the election must be made at
14 the time of submittal of the tentative map application, on a form provided by the Department. In the case of
15 any such election:

16 [1.] a. The election to use the alternative procedure and the Director's acceptance of a tentative map
17 application as complete shall be deemed to constitute the parties' mutual consent to extend the time limits
18 pursuant to NRS 278.350; and

19 [2.] b. Final action on the tentative map may not occur until final action has been taken on any related
20 rezoning application, site development plan review, or both.

21 SECTION 29: Title 19, Chapter 16, Section 130, Subsection (A), is hereby amended to
22 read as follows:

23 **A. Purpose**

24 The purpose this Section is to establish a procedure to allow for modifications of specific requirements of
25 this Title where, the applicant can show through convincing and substantial evidence that the modification
26 will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the

1 proposal will substantially meet the intent of the standard, and the granting of the modification will not
2 detrimentally affect the public health, safety or general welfare. The Waiver procedure may be granted in
3 connection with the approval of a Site Development Plan Review, [or] Special Use Permit[,] or Tentative
4 Map, or as a stand-alone item.

5 SECTION 30: Title 19, Chapter 16, Section 130, Subsection (C), is hereby amended to read
6 as follows:

7 **C. Application**

8 The applicant for a Waiver shall schedule and hold a pre-application conference with the Department prior
9 to the submittal of an application. An application for a Waiver shall be filed with the Department in
10 connection with a Site Development Plan Review, [or] Special Use Permit, or Tentative Map, or as a stand-
11 alone item on a form to be provided by the Department. If submitted in connection with a Site Development
12 Plan Review, [or] Special Use Permit, or Tentative Map, the Waiver should be requested by submitting a
13 letter to the Director indicating the nature of the Waiver sought and stating why it should be granted. If
14 submitted as a stand-alone item, the application shall be signed and acknowledged by the owner of record of
15 the property for which the Waiver is sought, and shall be notarized as to the owner's signature. Waivers
16 submitted in connection with a Site Development Plan Review, Special Use Permit or Tentative Map shall
17 follow the application requirements of LVMC [19.16.110(C)] 19.16.100, 19.16.110 or 19.16.050,
18 respectively.

19 SECTION 31: For purposes of Section 2.100(3) of the City Charter, Sections 19.04.160,
20 19.16.050 and 19.16.130 are deemed to be subchapters rather than sections.

21 SECTION 32: The Department of Planning is authorized and directed to incorporate into
22 the Unified Development Code the amendments set forth in Sections 2 to 30, inclusive, of this Ordinance.

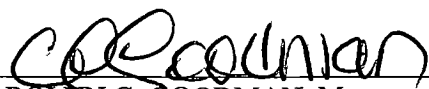
23 SECTION 33: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
24 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
25 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
26 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

1 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
2 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
3 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4 SECTION 34: All ordinances or parts of ordinances or sections, subsections, phrases,
5 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
6 Edition, in conflict herewith are hereby repealed.

7 PASSED, ADOPTED and APPROVED this 15th day of August, 2018.

8 APPROVED:

9
10 By 
CAROLYN G. GOODMAN, Mayor

11 ATTEST:

12 
13 LUANN D. HOLMES, MMC
City Clerk

14 APPROVED AS TO FORM:

15  7-2-18
16 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 18th day of July, 2018, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 15th day of August, 2018,
4 which as a regular meeting of said Council; that at said regular meeting, the proposed
5 ordinance was read by title to the City Council as first introduced and adopted by the
6 following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers, Tarkanian, Anthony, Coffin
8 Fiore, Seroka and Crear

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12
13
14 APPROVED:

15 

16 CAROLYN G. GOODMAN, Mayor

17 ATTEST:

18 

19 LUANN D. HOLMES, MMC City Clerk

Transportation - Land Use Matrix - Table 1

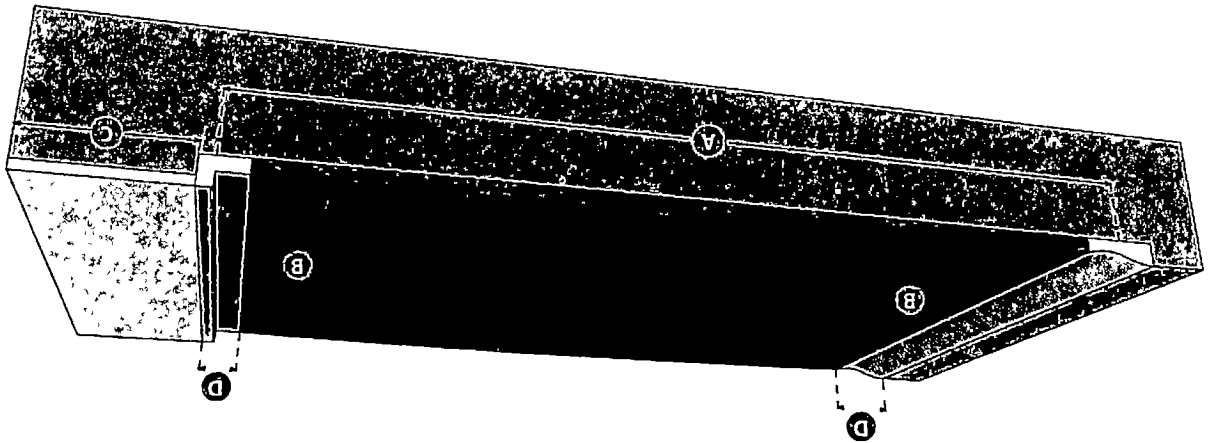
 60' Minor Collector Street	 47' Residential Street	 47' Residential Street (Narrow Lot)	 Private Gated Community Streets		MATRIX KEY
				U Undeveloped	Compatible Street - Land Use Combination (No mitigation)
				R-E Residence Estates	
				R-D Single Family Residential-Restricted	
				R-1 Single Family Residential	
				R-MH Mobile/Manufactured Home Residential	Compatible Street - Land Use Combination (Mitigation may be requested)
				R-SL Residential Small Lot	
				R-CL Single Family Compact-Lot	
				R-TH Single Family Attached	
				R-2 Medium-Low Density Residential	Less Compatible Street - Land Use Combination (Mitigation may be required)
				R-3 Medium Density Residential	
				R-4 High Density Residential	
				P-O Professional Office	
				O Office	Not Applicable
				C-1 Limited Commercial	
				C-2 General Commercial	
				C-PB Planned Business Park	
				C-M Commercial/Industrial	
				M Industrial	

Exhibit A

3x4:6:1 B

*Street width is measured from curb flow line to curb flow line
**Minimum 5 foot wide sidewalk installed to City Standards

Street Width*	On-street Parking B	Sidewalk** C	Curb Type D
24 feet	Not allowed	1 Side	"L" or Rolled
28 feet	1 Side	1 Side	"L" or Rolled
33 feet	2 Sides	1 Side	"L" or Rolled



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000995913

RECEIVED
CITY CLERK

2018 JUL 24 P 12:07

Leslie McCormick, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/19/2018 to 07/19/2018, on the following days:

07 / 19 / 18

BILL NO. 2018-25

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE DEFERRALS AND DEVIATIONS REGARDING CERTAIN DEVELOPMENT REQUIREMENTS, ADJUST THE REQUIREMENTS FOR PRIVATE STREETS AND STREET TERMINATIONS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
City Manager's Office

Summary: Amends various provisions of the Unified Development Code to provide for administrative deferrals and deviations regarding certain development requirements, and to adjust the requirements for private streets and street terminations.

At the City Council meeting of
July 18, 2018

BILL NO. 2018-25 WAS READ BY
TITLE AND REFERRED TO A
RECOMMENDING COMMITTEE

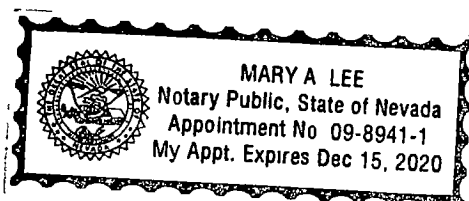
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 2ND
FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: July 19, 2018
LV Review-Journal

ISI 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 19th day of July, 2018

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS.

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CITY CLERK

2018 AUG 23 A 11:55

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001001651

Leslie McCormick, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 08/18/2018 to 08/18/2018, on the following days

08 / 18 / 18

**BILL NO. 2018-25
ORDINANCE NO. 6630**

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE TO PROVIDE FOR ADMINISTRATIVE DEFERRALS AND DEVIATIONS REGARDING CERTAIN DEVELOPMENT REQUIREMENTS, ADJUST THE REQUIREMENTS FOR PRIVATE STREETS AND STREET TERMINATIONS, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
City Manager's Office

Summary. Amends various provisions of the Unified Development Code to provide for administrative deferrals and deviations regarding certain development requirements, and to adjust the requirements for private streets and street terminations.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of July, 2018, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 15th day of August, 2018, 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 first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin, Seroka, Fiore and Crear

VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: August 18, 2018
LV Review-Journal

/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 20th day of August, 2018

Notary

