

1 **BILL NO. 2019-7**

2 **ORDINANCE NO. 6685**

3 AN ORDINANCE TO AMEND 19.06.060 TO REDUCE THE MINIMUM LOT SIZE FOR
4 DEVELOPMENT WITHIN THE R-E ZONING DISTRICT FROM TWENTY THOUSAND SQUARE
5 FEET TO EIGHTEEN THOUSAND SQUARE FEET, AND TO PROVIDE FOR OTHER RELATED
6 MATTERS.

6 Sponsored by: Councilwoman Michele Fiore

Summary: Amends LVMC 19.06.060 to reduce
the minimum lot size for development within the
R-E Zoning District from twenty thousand square
feet to eighteen thousand square feet.

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

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

15 SECTION 2: Title 19, Chapter 6, Section 60, is hereby amended by amending language
16 within Table 1 thereof to reduce the minimum lot size for development within the R-E Zoning District from
17 twenty thousand square feet to eighteen thousand square feet. In order to reflect the amendment, the above-
18 referenced Table 1 is deleted and replaced by the Table 1 that is attached to and incorporated by this
19 Ordinance.

20 SECTION 3: The Department of Planning is authorized and directed to incorporate into
21 the Unified Development Code the amendments set forth in Section 2 of this Ordinance

22 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
23 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
24 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
25 remaining portions of this ordinance or any part thereof The City Council of the City of Las Vegas hereby
26 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

1 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
2 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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

6 PASSED, ADOPTED and APPROVED this 1st day of May, 2019.

7 APPROVED:

8
9 By

Carolyn Q. Goodman
CAROLYN Q. GOODMAN, Mayor

10 ATTEST:

11 Luann D. Holmes
12 LUANN D. HOLMES, MMC
City Clerk

13 APPROVED AS TO FORM.

14 Val Steed 2-20-19
15 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 6th day of March, 2019, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 1st day of May, 2019, which as
4 a regular meeting of said Council; that at said regular meeting, the proposed ordinance was
5 read by title to the City Council and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin,
7 and Fiore

8 VOTING "NAY": Crear

9 EXCUSED: None

10 ABSTAINED: None

11
12
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

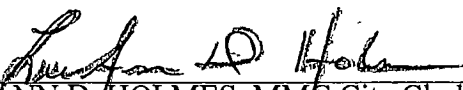
17 
18 LUANN D. HOLMES, MMC City Clerk

Table 1 - BUILDING PLACEMENT
(see Figure 1)

A.	Minimum Lot Size Minimum Lot Width	18,000 square feet 100 feet ¹
B.	Max. Lot Coverage Dwelling Units per Lot	NA 1
C.	Minimum Front Yard Setback	50 feet to public street ² 30 feet to private street or access easement ³
D.	Minimum Side Yard Setback	10 feet
E.	Minimum Corner Side Yard Setback	15 feet
F.	Minimum Rear Yard Setback	35 feet

Footnotes:

1. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
2. The minimum front setback for an attached, open porte cochere is 30 feet.
3. For lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.

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 0001039598

RECEIVED
CITY CLERK

2019 MAR 25 P 2: 22

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 03/21/2019 to 03/21/2019, on the following days

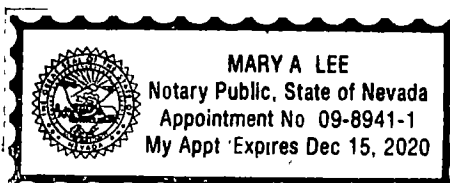
03 / 21 / 19

BILL NO. 2019-7 AN ORDINANCE TO AMEND 19.06.060 TO REDUCE THE MINIMUM LOT SIZE FOR DEVELOPMENT WITHIN THE R-E ZONING DISTRICT FROM TWENTY THOUSAND SQUARE FEET TO EIGHTEEN THOUSAND SQUARE FEET, AND TO PROVIDE FOR OTHER RELATED MATTERS. Sponsored by: Councilwoman Michele Fiore Summary: Amends LVMC 19.06.060 to reduce the minimum lot size for development within the R-E Zoning District from twenty thousand square feet to eighteen thousand square feet. At the City Council meeting of March 6, 2019 BILL NO. 2019-7 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: March 21, 2019 LV Review-Journal

/s/ 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 21st day of March, 2019

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS.

RECEIVED
CITY CLERK

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001047549

2019 MAY 13 P 12: 27

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 05/04/2019 to 05/04/2019, on the following days

05 / 04 / 19

BILL NO. 2019-7 ORDINANCE NO. 6685 AN ORDINANCE TO AMEND 19.06.060 TO REDUCE THE MINIMUM LOT SIZE FOR DEVELOPMENT WITHIN THE R-E ZONING DISTRICT FROM TWENTY THOUSAND SQUARE FEET TO EIGHTEEN THOUSAND SQUARE FEET, AND TO PROVIDE FOR OTHER RELATED MATTERS. Sponsored by: Councilwoman Michele Fiore Summary: Amends LVMC 19.06.060 to reduce the minimum lot size for development within the R-E Zoning District from twenty thousand square feet to eighteen thousand square feet. The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of March, 2019, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 1st day of May, 2019, 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 and Fiore VOTING "NAY": Councilman Crear 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: May 4, 2019 LV Review-Journal

ISI 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 6th day of May, 2019

Notary 

