

S.V.

City of Las Vegas

RECOMMENDING COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
CITY MANAGER'S EIGHTH FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>
SEPTEMBER 4, 2007
4:00 P.M.

THE RECOMMENDING COMMITTEE WILL RECEIVE PUBLIC INPUT ON EACH ITEM OF LEGISLATION BEING CONSIDERED. THE RECOMMENDING COMMITTEE MAY, THEREAFTER, CONTINUE THE HEARING TO A FUTURE DATE OR FORMULATE A RECOMMENDATION TO THE CITY COUNCIL FOR PASSAGE, REJECTION OR AMENDMENT OF THE PROPOSED BILL. ANY MEMBER OF THE CITY COUNCIL MAY SUBSTITUTE FOR A MEMBER OF THE RECOMMENDING COMMITTEE AT ANY TIME.

DUPLICATE AUDIO CDS MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. Bill No. 2007-49 – Amends Ordinance No. 5920 relating to the issuance of the City of Las Vegas, Nevada Special Improvement District No. 808 and 810 (Summerlin Village 23B) Local Improvement and Refunding Bonds, Series 2007 - Proposed by Mark R. Vincent, Director of Finance and Business Services Department
4. Bill No. 2007-50 – Amends the City zoning regulations to prohibit short-term vacation rentals in any residential zoning district. Sponsored by Councilwoman Lois Tarkanian and Councilman Steve Wolfson
5. Bill No. 2007-51 – Updates various provisions of the City's subdivision and zoning regulations relative to map approvals, sight visibility restrictions, and landscape installation and maintenance. Sponsored by: Councilman Larry Brown
6. CITIZENS PARTICIPATION Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the committee. No subject may be acted upon by the committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited
7. ADJOURNMENT

ALL INTERESTED PERSONS ARE INVITED TO ATTEND. Copies of the above Bills may be obtained through the Office of the City Clerk, Monday through Friday, 8:00 A.M. to 5:00 P.M.

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City of Las Vegas

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza, (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY CLERK
DIRECTOR: BEVERLY K. BRIDGES

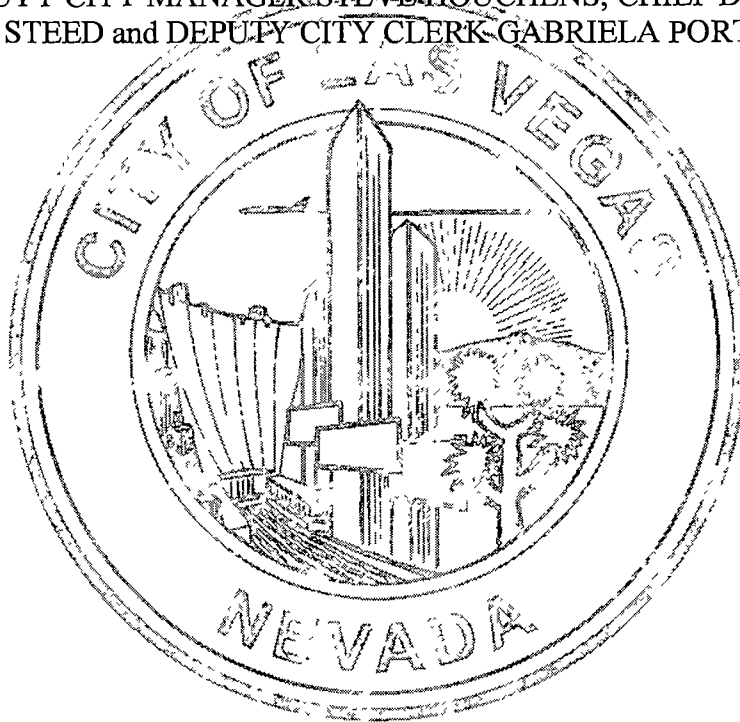
SUBJECT:
CALL TO ORDER

Minutes:

COUNCILWOMAN TARKANIAN called the meeting to order at 4:08 p.m.

PRESENT: COUNCILMEMBERS TARKANIAN and BARLOW

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, CHIEF DEPUTY CITY ATTORNEY VAL STEED and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER



AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY CLERK

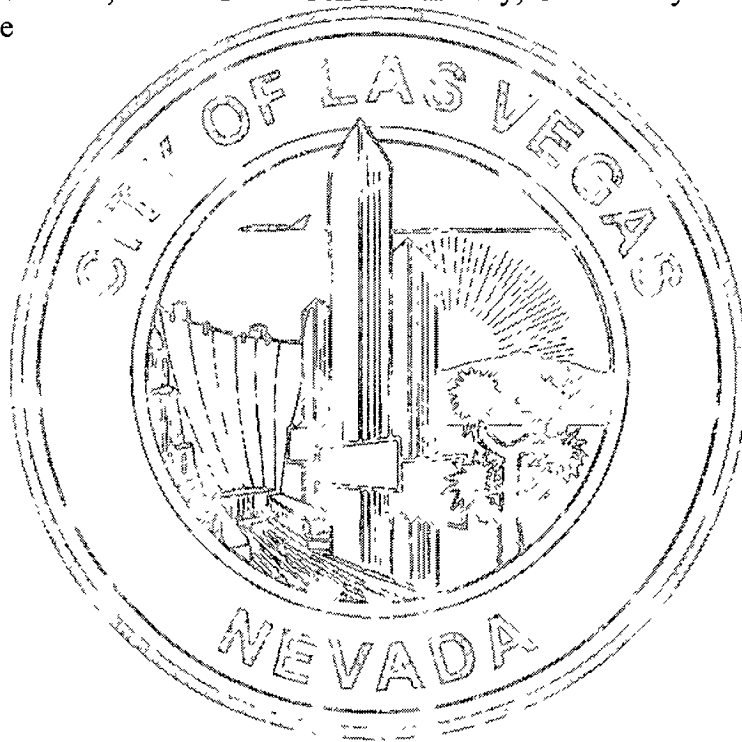
DIRECTOR: BEVERLY K. BRIDGES

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations: City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge Bulletin Board, City Hall Plaza (next door to Metro Records), Las Vegas Library, 833 Las Vegas Boulevard North, Clark County Government Center, 500 S. Grand Central Parkway, Grant Sawyer Building, 555 E Washington Avenue



AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:

NEW BILL:

Bill No 2007-49 – Amends Ordinance No. 5920 relating to the issuance of the City of Las Vegas, Nevada Special Improvement District No. 808 and 810 (Summerlin Village 23B) Local Improvement and Refunding Bonds, Series 2007 - Proposed by Mark R. Vincent, Director of Finance and Business Services Department

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount: \$24,435,000

Funding Source: SID assessments in districts 808 and 810 (Summerlin Village 23B)

Dept./Division: Finance and Business Services

PURPOSE/BACKGROUND:

This ordinance amends the previously adopted ordinance authorizing the issuance of the City's Special Improvement District No. 808 and 810 (Summerlin Village 23B) Local Improvement and Refunding Bonds, Series 2007. Provisions are being added to allow the City the ability to provide value to lien ratio necessary for potential future refundings. These Bonds do not constitute a debt of the City.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2007-49

Motion made by RICKI Y. BARLOW to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

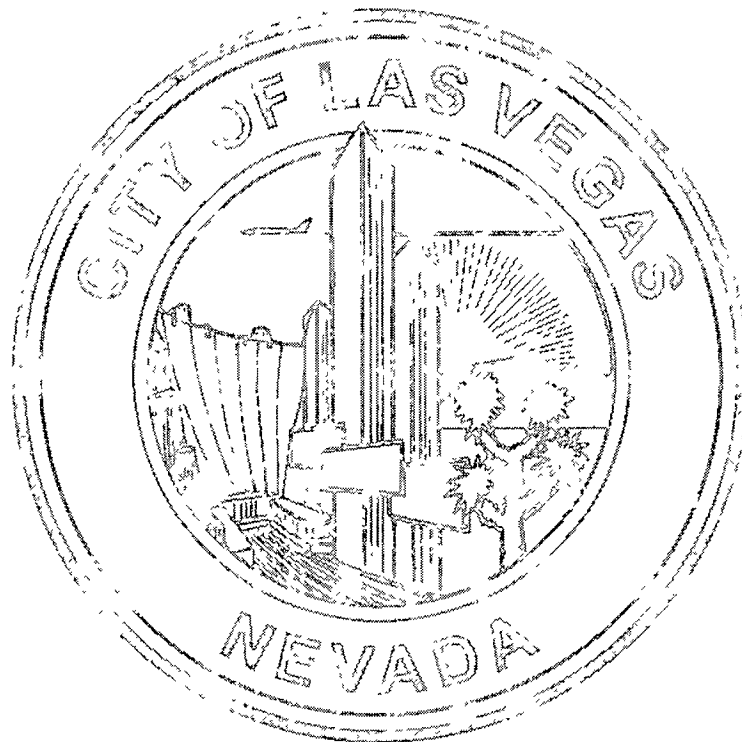
COUNCILWOMAN TARKANIAN declared the Public Hearing open.

MARK VINCENT, Director of Finance and Business Services, said that passage of the proposed ordinance would enable staff to achieve a reduction in the interest rate, or about a 20 percent

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

reduction in annual installments. COUNCILMAN BARLOW asked if it could be done across the Valley, to which MR. VINCENT replied that it would depend on what the market could bear. With the current market volatility, it would be hard to do it for all SID's. This matter will save about \$10.5 million.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.



BILL NO. 2007-49

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5920
RELATING TO THE ISSUANCE OF REFUNDING BONDS
AND PROVIDING OTHER MATTERS RELATED
THERE TO.**

WHEREAS, the City of Las Vegas, Nevada (the “City”) is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada (the “State”); and

WHEREAS, the City Council of the City (the “Council”) has previously adopted and approved Ordinance No. 5290 (the “Prior Ordinance”) authorizing the execution and delivery by the City of the “City of Las Vegas, Nevada Special Improvement District Nos. 808 and 810 (Summerlin Village 23B) Local Improvement and Refunding Bonds, Series 2007”; and

WHEREAS, the Council desires to amend Section 34 of the Prior Ordinance relating to the issuance of refunding bonds.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. Section 34 of the Prior Ordinance is hereby amended to read as follows (omitted language in brackets and new matter italicized pursuant to Section 2.100(3) of the City Charter of the City):

“Section 34 So long as any of the Bonds are Outstanding, the City may issue Refunding Bonds and may pledge a portion of the Assessments to the payment of such Refunding Bonds if (i) the Value-to-Lien Ratio of all of the Undeveloped Property subject to the lien of the Remaining Assessments will in the aggregate be not less than [the Value-to-Lien Ratio as of the date of issuance of the Bonds, as provided in the final Official Statement for the Bonds] *4.02:1*; and (ii) the principal amount of the Remaining Assessments is not less than the principal amount of the Bonds remaining Outstanding after issuance of the Refunding Bonds. The requirement of NRS 271.488(8)(a) shall be deemed to have been met with respect to the issuance of Refunding Bonds which comply with this section. Upon the issuance of the Refunding Bonds, the Assessments pledged to the payment of the Refunding Bonds shall be

released from and shall no longer constitute a part of the Trust Estate. In connection with the issuance of the Refunding Bonds, the City may transfer from the Bond Reserve Fund to any fund or account of the City designated by the Council all or any portion of the amount in the Bond Reserve Fund which will be in excess of the minimum requirement after issuance of the Refunding Bonds.”

Section 2. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed. Except as expressly amended hereby, the Prior Ordinance remains in full force and effect.

Section 3. When first proposed, this Ordinance must be read to the Council by title and referred to a committee for consideration, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution. Notice of the deposit must be published once in a newspaper, printed, published and having general circulation in the City at least 10 days before the adoption of the Ordinance, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF NOTICE OF DEPOSIT OF AN ORDINANCE)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5920
RELATING TO THE ISSUANCE OF REFUNDING BONDS
AND PROVIDING OTHER MATTERS RELATED
THERE TO.**

PUBLIC NOTICE IS HEREBY GIVEN, and that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 400 Stewart Avenue, Las Vegas, Nevada, and that such Ordinance was proposed on August 15, 2007, and will be considered for adoption at a regular meeting of the City Council of the City of Las Vegas held on September 5, 2007.

/s/ BEVERLY K. BRIDGES, CMC
City Clerk

(End of Form of Publication of Notice of Deposit of An Ordinance)

Section 4. After this Ordinance is signed by the Mayor and attested and sealed by the Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having a general circulation in the City, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF ADOPTION OF ORDINANCE)

**ORDINANCE NO. _____
(of Las Vegas, Nevada)**

**AN ORDINANCE AMENDING ORDINANCE NO. 5920
RELATING TO THE ISSUANCE OF REFUNDING BONDS
AND PROVIDING OTHER MATTERS RELATED
THERE TO.**

PUBLIC NOTICE IS HEREBY GIVEN, and that such Ordinance was proposed on August 15, 2007, and was passed at the meeting held on September 5, 2007, by the following vote of the City Council:

Those Voting Aye: Oscar B. Goodman
 Gary Reese
 Larry Brown
 Steve Wolfson
 Lois Tarkanian
 Steven D Ross
 Ricki Y. Barlow

Those Voting Nay: _____

Those Absent: _____

This Ordinance shall be in full force and effect from and after September __, 2007, i.e., the day after the publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

DATED this September 5, 2007

 /s/ OSCAR B. GOODMAN
 Mayor

Attest:

 /s/ BEVERLY K BRIDGES, CMC
 City Clerk

(End of Form of Publication)

Section 5. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

OSCAR B. GOODMAN, Mayor

Attest:

BEVERLY K. BRIDGES, CMC, City Clerk

Approved as to Form:

Date Deputy City Attorney

This Ordinance shall be in full force and effect from and after September __, 2007, i.e., the day after the publication of such Ordinance by its title only.

STATE OF NEVADA)
)ss.
CITY OF LAS VEGAS)

I, Beverly K. Bridges, the duly chosen, qualified and acting City Clerk of City of Las Vegas, Nevada (the "City"), do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the Council on August 15, 2007 and finally adopted and approved on September 5, 2007

2. The following members of the Council were present at the August 15, 2007 Council meeting:

Mayor:	Oscar B. Goodman
Councilmembers	Gary Reese
	Larry Brown
	Steve Wolfson
	Lois Tarkanian
	Steven D. Ross
	Ricki Y. Barlow

3. The foregoing Ordinance was first proposed and read by title to the City Council on August 15, 2007, and referred to a committee composed of _____ for recommendation; thereafter said committee reported favorably on said Ordinance on September 5, 2007, which was a regular meeting of said Council; that as said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The members of the City Council were present at the September 5, 2007 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Steve Wolfson
	Lois Tarkanian
	Steven D. Ross
	Ricki Y. Barlow

Those Voting Nay:	_____
Those Absent:	_____

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk of the City, and sealed with the seal of

the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the Council were given due and proper notice of the meetings held on August 15, 2007 and September 5, 2007.

6. All members of the Council were given due and proper notice of the meetings. Pursuant to NRS Section 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given by 9:00 a.m. at least three working days before the meeting.

(a) By posting a copy of the notice at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (iii) Las Vegas-Clark County Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council.

7. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

8. Copies of the notice of each such meeting as posted and mailed are attached hereto as Exhibits A and B.

9. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this September __, 2007.

BEVERLY K. BRIDGES, CMC, City Clerk

(SEAL)

EXHIBIT A

(Notice of August 15, 2007 City Council Meeting)

EXHIBIT B

(Notice of September 5, 2007 City Council Meeting)

EXHIBIT C

(Attach Affidavit of Publication of Notice of Deposit of the Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:

NEW BILL:

Bill No. 2007-50 – Amends the City zoning regulations to prohibit short-term vacation rentals in any residential zoning district. Sponsored by: Councilwoman Lois Tarkanian and Councilman Steve Wolfson

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the City's zoning regulations to specifically prohibit within any residential district the use "short-term vacation rental." The use is defined as the commercial use of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days. This type of use is not allowed now, but enforcement has been difficult without a specific prohibition. The prohibition is similar to measures adopted by Clark County and the City of Henderson.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2007-50
2. Submitted at meeting - Opposition letter by Charleston Neighborhood Preservation

Motion made by RICKI Y. BARLOW to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0, Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, RICKI Y BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED reported that this bill was crafted in response to situations throughout the Valley wherein people rent homes in residential areas for commercial use, such as transient lodging, etc. As a matter of background, he indicated that the City has

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

accumulative and inclusive zoning ordinances. This means that instead of every zoning district having a list of all the uses that are and are not permitted, it starts with the most restrictive zone and sets forth the permitted uses within that zone, and adds more uses as the zones gradually become less restrictive. The exception to that rule, under most circumstances, is the mixture of residential and commercial uses. Although, the Council has adopted ordinances that allow mixed-use categories, under certain circumstances, there are specific rules for those.

The inclusive part of the zoning ordinance prohibits all the uses that are not specifically allowed; thus, already prohibiting the subject use, because residential properties cannot be used for commercial purposes. But, because it would be difficult to prove what happens in a residential district, staff has emulated other jurisdictions and drafted language to prohibit commercial uses in residential zones, including the lease or rent of a residential property for commercial uses. Therefore, the use was defined to make property within residential zoning districts not available for commercial use for lodging purposes for a period less than 31 days, prohibiting people from renting their properties like motels/hotels.

COUNCILMAN BARLOW asked how the ordinances of Clark County and the City of Henderson differ from this proposed ordinance. CHIEF DEPUTY CITY ATTORNEY STEED indicated that Henderson uses a table, which states that short-term vacation rentals are not permitted in residential districts for thirty consecutive days or less, and the County defines it similarly.

COUNCILWOMAN TARKANIAN pointed out that this proposed ordinance only pertains to areas zoned residential. CHIEF DEPUTY CITY ATTORNEY STEED affirmed her statement.

COUNCILWOMAN TARKANIAN added that the ordinance language is simple and straightforward. It resulted from ongoing problems in Wards 1 and 2 that soon spread to the other wards as well. She explained that on one occasion a nice residential home was used in her ward for a movie screening party, for which over 75 cars parked in the neighborhood, with one van parked in the driveway displaying obscene language. These homes are usually owned by people who live outside of Nevada. She expressed her support of this ordinance, noting that it will help streamline the law throughout the Valley. Failure to comply will constitute a misdemeanor, with a fine not to exceed \$1,000 or six months in jail.

JUANITA CLARK, representing the Charleston Neighborhood Preservation group, read a letter in opposition from Charleston Neighborhood Preservation. A copy of the letter was made a part of the minutes.

TED RUSSELL, Las Vegas resident, said that a similar law has been the subject of controversy in nice neighborhoods in New Jersey for over 50 years. This bill contains standard language used throughout local jurisdictions, and in jurisdictions throughout the nation. Although it will not eliminate all the problems, it will help. It is inappropriate to rent residential properties for commercial parties.

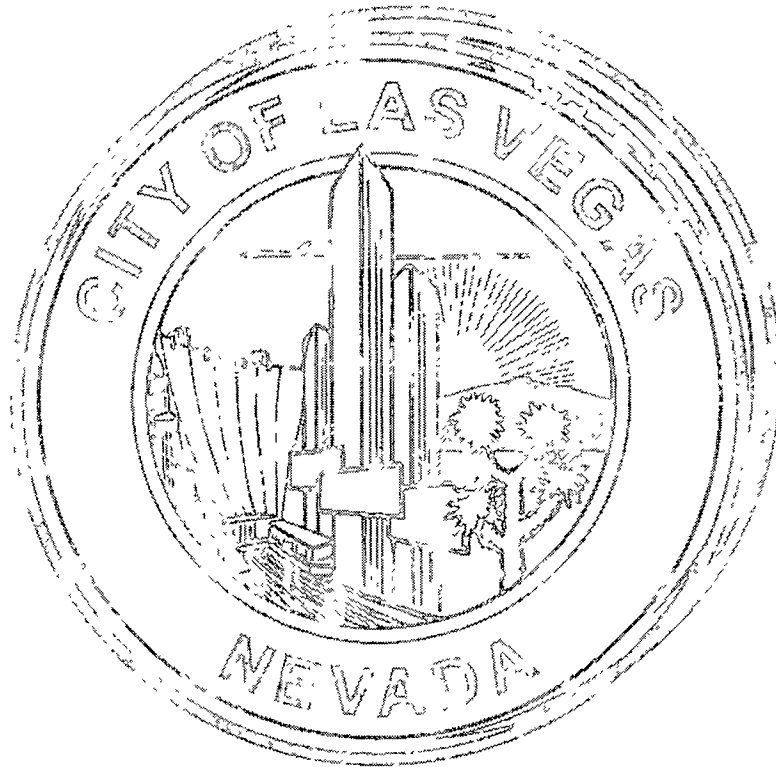
COUNCILWOMAN TARKANIAN noted that she was proud to sponsor the bill, adding that she could provide a list of 50 homes that have had problems.

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

MS. CLARK commented that the only reason someone from the Charleston Neighborhood Preservation group would call COUNCILWOMAN TARKANIAN's office is because it would probably be considered the right place to call. She wondered if the calls COUNCILWOMAN TARKANIAN received were for disturbing the peace. COUNCILWOMAN TARKANIAN indicated that on one occasion former COUNCILMAN FRANK HAWKINS and she were out at 1:00 a.m. in response to a complaint about a party house. After many discussions with the police, it was determined that this would be the best solution.

See the Citizens Participation portion of this agenda for related discussion.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.



1 **BILL NO. 2007-50**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO AMEND THE CITY ZONING REGULATIONS TO PROHIBIT SHORT-
4 TERM VACATION RENTALS IN ANY RESIDENTIAL ZONING DISTRICT, AND TO PROVIDE
FOR OTHER RELATED MATTERS.

5 Sponsored by: Councilwoman Lois Tarkanian Summary: Amends the City zoning regulations
6 Councilman Steve Wolfson to prohibit short-term vacation rentals in any
residential zoning district.

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

9 SECTION 1: Title 19, Chapter 4, Section 80, of the Municipal Code of the City of
10 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 **19.04.080:** (A) Unlisted Uses. The uses permitted in this Chapter are classified on the basis
12 of common operational characteristics and land use compatibility. Uses not specifically listed in this
13 Chapter are prohibited. However, additional new and unlisted uses may be permitted by the Director
14 if the Director finds that the use is similar to other uses listed in the same zoning district.

15 (B) Appeals. An applicant who is aggrieved by the decision of the Director with
16 respect to the allowability of an unlisted use may appeal the decision to the City Council. The appeal
17 shall be filed in the office of the City Clerk, with a copy to be filed in the office of [Department of
18 Planning and Development.] the Planning and Development Department. Unless otherwise stated in
19 the Council's action, the determination of the Council with respect to the appeal shall constitute a
20 permanent and consistent interpretative decision which the Director shall apply in all future instances.

21 (C) Conditions. When considering requests to permit a new or unlisted land use
22 as being similar to a listed use, the Planning Director or City Council shall consider the potential
23 effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic
24 generation, the extent to which the use is consistent with other uses allowed in the district, and other
25 issues they deem appropriate. Based upon such consideration, the Director or Council, in approving
26 a request under this Section, may impose appropriate and reasonable conditions designed to ensure
27 compatibility and consistency of uses.

28 (D) Authorization of New Uses. New uses which have been permitted by the

1 Director or City Council, pursuant to the Section shall be added by ordinance amendment on a
2 periodic basis.

3 (E) Uses Expressly Prohibited. Without limiting the general applicability of
4 Subsection (A) of this Section, the following uses are expressly prohibited in any residential zoning
5 district:

6 (1) Short-term vacation rental.

7 SECTION 2: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of
8 Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto, at the appropriate location
9 the following term and its corresponding definition:

10 "Short-term vacation rental" means the commercial use, or the making available for commercial use,
11 of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest
12 rents or occupies the unit for a period of less than thirty-one consecutive calendar days.

13 SECTION 3: For purposes of Section 2.100(3) of the City Charter, LVMC 19.20.020
14 is deemed to be a subchapter rather than a section.

15 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
16 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
17 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
18 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
19 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
20 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
21 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
22 invalid or ineffective.

23 SECTION 5: Whenever in this ordinance any act is prohibited or is made or declared
24 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
25 required or the failure to do any act is made or declared to be unlawful or an offense or a
26 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
27 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
28 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such

1 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

2 SECTION 6: 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 _____ day of _____, 2007.

6 APPROVED:

7
8 By _____
9 OSCAR B. GOODMAN, Mayor

10 ATTEST:

11 _____
12 BEVERLY K. BRIDGES, CMC
13 City Clerk

14 APPROVED AS TO FORM:

15 Valsted 8/1/07
16 Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2007, 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 _____, 2007, 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: _____

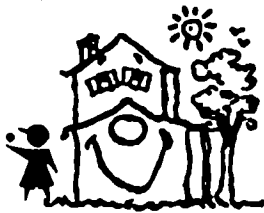
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APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, CMC
City Clerk



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

PHONE/FAX: (702) 877-2438

31 August 2007

Dear Recommending Committee Members and All to whom City of Las Vegas, NV Bill No. 2007-50 concerns:

We, of Charleston Neighborhood Preservation, are adamantly opposed to the addition of (E) paragraph "Uses Expressly Prohibited without limiting the general applicability of Subsection (A) of this section, the following uses are expressly prohibited in any residential zoning district:

(1) Short-term vacation rental."

Here we have a proposed bill to amend SECTION 1: Title 19, Chapter 4, Section 80 of the Municipal Code of our city of Las Vegas, Nevada, 1983 Edition which rather than protecting the rights of homeowners, subjugates, even can harass them!

19.04.080

Sections 2-6 expressly put control of ones property in the hands of government officials. They enumerate impingements which put residents at the mercy of enforcers. This Bill No. 2007-50 portends fear, distrust and apprehension regarding personal property.

Yet "property owner" is never mentioned in this bill.

City code currently does not allow short-term rentals. Disturbing the peace and blocking private driveways and closing off a public road are not new issues and are presently addressed. Distressing noise, access to my private residence via driveway and public road are current protections.

Enforcement works.

However, for 3 years and presently, residents in our area are subjected to the reverse-gear ear-piercing beep of Nevada Department of Transportation equipment at late and early morning hours.

We have NO BENCH bus stops in nearly 200 degree-in-sun sites.

We have a 1 mile street made war-zone dangerous by city government "calming" metal signs, zigzag lane lines and blocks of cement.

We have shoes hanging over utility lines for years, encouraging other talented youth to try their skills.

We have sidewalks with unsafe to pedestrian lifts and cracks.

We have half-way houses put in our area with no notification.

We have reported suspected drug addresses continuing.

We have homes with such a number of families that illegal-immigrants are suspected and no investigation done.

We have a city which does not declare being "a sanctuary city", but is not training Las Vegas Metropolitan Police Department officers for Section 287(G) pertaining to illegal-immigrant enforcement.

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Juanita Clark- Miriam Een-Danielle Hanslip- Rose Honrath- June Ingram-Rick Johnson-

2007 SEP 10 10:33:54
RECEIVED
CITY CLERK

#4



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

PHONE/FAX: (702) 877-2438

Mr. Anthony Bryant wrote of experiences in another country where surveillance government employees were stationed at the end of each street. How else can this new Sections 2,3,4, and 5 be effective?

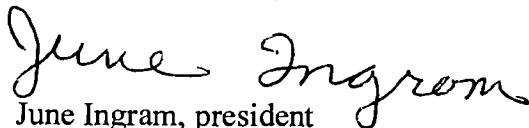
Some residents commented: "This proposed bill is throwing money down a rat hole, Is running interference for the hotel-casino industry, can be used to settle a grudge, who is this bill supposed to impress? and others."

Instances have been reported where the reporting person is intimidated by the L.V.code enforcement person.

Cost—has the cost of this enforcement been determined in cases from other entities?

To repeat, How can an elected representative of the people claim to be doing that, by presenting a bill which blatantly discriminates against the home owner, one of your main sources of monies.

Yours truly,


June Ingram, president

BOARD & ADVISORY MEMBERS

Dennis Ardine- Vicki Arnold-Dick Bratton-Juanita Clark- Miriam Een-Danielle Hanslip- Rose Honrath- June Ingram-Rick Johnson- Gene & Beal Lenards- Jean Lynch- Dorothy Orr- Pamela Sponhoff- Marlene Oshel- Laura Ruffolo- James S. Smith- Joe Wilcox- G. J. ...

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:

NEW BILL:

Bill No. 2007-51 – Updates various provisions of the City’s subdivision and zoning regulations relative to map approvals, sight visibility restrictions, and landscape installation and maintenance. Sponsored by: Councilman Larry Brown

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will update the City’s subdivision and zoning regulations relative to map approvals, sight visibility restrictions, and landscaping installation and maintenance. The update represents the combined work of the Planning and Development Department and the Department of Public Works.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2007-51

Motion made by RICKI Y. BARLOW to Approve as a Do Pass

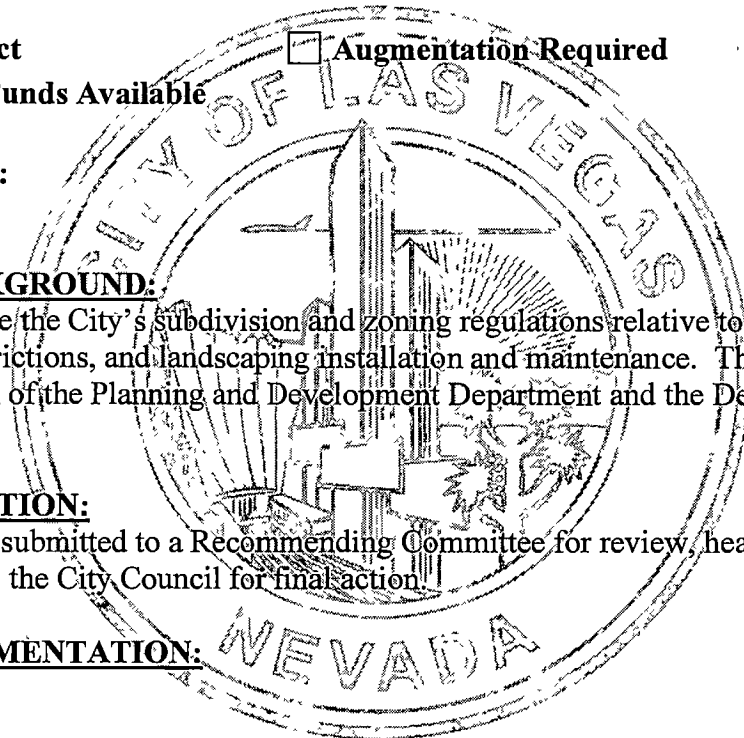
Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED indicated that this bill is the result of several years of work with the departments of Public Works and Planning and Development. It takes into account several State law changes in procedures for preparation and recordation of subdivision and parcel maps, and it updates those corresponding provisions and ordinances so that they



RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

comply with State law. The bill also takes a different approach to sight visibility restrictions, making it easier to review and provide input from the departments regarding visibility at intersections, as well as makes adjustments to landscape provisions. Staff recommended approval

See the Citizens Participation portion of this agenda for related discussion.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.



1 **BILL NO. 2007-51**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO UPDATE VARIOUS PROVISIONS OF THE CITY'S SUBDIVISION AND
4 ZONING REGULATIONS RELATIVE TO MAP APPROVALS, SIGHT VISIBILITY AT
5 INTERSECTIONS, AND LANDSCAPING INSTALLATION AND MAINTENANCE, AND TO
6 PROVIDE FOR OTHER RELATED MATTERS.

7 Sponsored by: Councilman Larry Brown

8 Summary: Updates various provisions of the
9 City's subdivision and zoning regulations
10 relative to map approvals, sight visibility
11 restrictions, and landscaping installation and
12 maintenance.

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

15 SECTION 1: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of
16 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.08.030:** (A) No application for a tentative map is eligible for approval unless it is
18 determined that the proposed subdivision will be in conformance with all applicable zoning
19 regulations, including all applicable provisions of Title [19A;] 19; the zoning classification of the site;
20 and all zoning, master plan or site plan approvals for the site, including all applicable conditions that
21 are in effect. If the proposed subdivision will not so conform, the Director is under no obligation to
22 accept or process an application for a tentative map until the applicant has made any necessary
23 application for rezoning or site development plan review, or both; the Planning Commission has made
24 a recommendation in support of the zoning-related application(s); and a City Council hearing date has
25 been set for the zoning-related application(s).

26 (B) In cases where approval of a rezoning or a site development plan review by the
27 City Council is necessary before a tentative map can be approved:

28 (1) The Director [may] shall withhold presentation of the tentative map to
the Planning Commission until at least two weeks after the City Council's final approval of the
rezoning or site development plan review application, or both; and

(2) The Director may extend the time for reviewing the tentative map if the
Council's rezoning or site development plan approval requires that additional issues be addressed or

1 changes made before map approval can occur.

2 (C) In cases where a rezoning is unnecessary and the Planning Commission is
3 authorized to take final action on a site development plan review, the Director shall decline to accept
4 a tentative map application until the Planning Commission has approved the application for site
5 development plan review.

6 [(C)] (D) The Director's [ability] obligation to withhold action or ability to extend time
7 under Subsection (B) is subject to the time limits referred to in NRS 278.350, as they may be extended
8 by mutual consent. In addition, the Director's failure to comply with any obligation described in this
9 Section shall not be deemed a violation subject to criminal or administrative action and shall not
10 invalidate any action taken.

11 SECTION 2: Title 18, Chapter 8, Section 100, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.08.100:** A tentative map shall indicate, without limitation:

14 (A) Demonstration of compliance with the necessary traffic circulation and access
15 requirements set forth in this Title, including those relating to streets, access points, driveways, and
16 site visibility restriction zones, as well as compliance with Sections 18.12.204 and 18.12.300; [and]

17 (B) Demonstration, by means of preliminary drawings, of compliance with good
18 traffic control practices and applicable standards and ordinances, as determined by the Traffic
19 Engineer;

20 (C) Demonstration of compliance with the requirements of this Title and Title 19
21 regarding residential parking, walls and landscaping; and

22 [(B)] (D) Any and all trails that are necessary to be provided in accordance with the City's
23 Master Plan and ordinances.

24 SECTION 3: Title 18, Chapter 8, Section 160, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.08.160:** (A) If a final map is not approved and recorded within:

27 (1) Two years following the date of approval of the tentative map;

28 (2) One year following the date of approval of a previously-recorded final

1 map covering a portion of the tentative map; or

2 (3) One year following an extension of time granted pursuant to Section
3 18.08.170,

4 ~~the~~ tentative map application and approval shall lapse and a new tentative map shall be required.

5 [Tentative maps are not eligible for an extension of time.]

6 (B) For a phased project, the first of a series of final maps covering a portion of the
7 approved tentative map must be approved and recorded within two years following the date of
8 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
9 following the date of the approval of the previously recorded final map, unless an extension is granted
10 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
11 terminated.

12 SECTION 4: Title 18, Chapter 8, Section 170, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.08.170:** By delegation, the Director, upon application, may grant a single one-year extension
15 of time within which to present and record a final map or any one of a series of final maps covering
16 a portion of the tentative map, except that no extension may be granted if a final map, or the first in
17 a series of final maps, is not recorded within two years following the date of approval of the tentative
18 map. In order to qualify for an extension of time under this Section, application therefor must be made
19 prior to expiration of the approval.

20 SECTION 5: Title 18, Chapter 8, Section 180, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended by replacing Figure 1 that appears therein with
22 the Figure 1 that is attached to this Ordinance.

23 SECTION 6: Title 18, Chapter 12, Section 160, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.12.160:** Any intersection of any street that provides external access from a subdivision to any
26 existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall
27 be offset from any other intersection by at least two hundred twenty feet, measured from centerline
28 to centerline. Intersections of streets providing service internally within a subdivision, where they do

1 not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The
2 City Traffic Engineer, at his sole discretion, may allow lesser separation than the distances set forth
3 above if the applicant can demonstrate that the alternative design can safely accommodate traffic
4 circulation.

5 SECTION 7: Title 18, Chapter 12, Section 210, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.12.210:** [A minimum sight clearance for unobstructed vision shall be provided at all
8 intersections in accordance with City standards. The areas of unobstructed vision shall be detailed on
9 the final map or included by reference, and shall be noted as areas where improvements are restricted
10 by City standards. The requirement for unobstructed vision shall apply to the location of all public
11 and private facilities and improvements as determined by the Director of Public Works. All plans
12 regarding drainage, grading, fence layout and other construction shall reflect compliance with the
13 unobstructed vision requirement.]

14 A sight visibility restriction zone (SVRZ) shall be provided at all intersections, including roadway
15 with roadway and driveway with roadway intersections. Each such zone shall comply with Standard
16 Drawing No. 201.2 of the Uniform Standard Drawings, Clark County Area, as it may be revised from
17 time to time, or the applicable sight restriction standards set forth in the most recent edition of the
18 manual entitled "A Policy on Geometric Design of Highways and Streets," as published by the
19 American Association of State Highway and Transportation Officials. Each SVRZ shall be detailed
20 on all plans that depict drainage, grading, fence layout, landscaping or other construction
21 improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall
22 be recorded and a copy submitted to the City plans library. The final map shall provide a general
23 statement making reference to the latest approved construction improvement plan. If a separate SVRZ
24 exhibit is required by the City Traffic Engineer, the final map shall make reference to the exhibit as
25 a recorded document identified by its book and instrument number. The SVRZ requirements of this
26 Section shall apply to the location of all public and private facilities and improvements, as determined
27 by the Director of Public Works.

28 SECTION 8: Title 18, Chapter 12, Section 450, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.12.450:** For purposes of determining the number of hydrants required for a particular
3 development, the maximum amount of flow per hydrant that may be counted in determining the
4 system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the
5 fire flow and number of hydrants for any specific subdivision shall be those set forth in the [Uniform]
6 Fire Code and the I.S.O. Manual adopted by the City.

7 SECTION 9: Title 18, Chapter 12, Section 470, of the Municipal Code of the City of
8 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.12.470:** Hydrants shall be located in conformance with applicable Standard Drawings and the
10 [Uniform] Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-
11 way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants
12 not located within public street rights-of-way.

13 SECTION 10: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.24.010:** There are adopted, as part of this Chapter, [five] seven appendices, designated as
16 Appendices "A," "B," "C," "D," [and] "E," "F" and "G," which are attached to the ordinance [codified
17 in] amending this Chapter and copies of which shall be maintained in the office of the City Clerk and
18 the Department of Planning and Development. Appendices "A" through "F" are related to the
19 preparation and submittal of parcel maps, tentative subdivision maps and final subdivision maps under
20 the applicable provisions of this Title. Appendix G sets forth requirements related to boundary line
21 adjustments as authorized and described by State law.

22 SECTION 11: Title 19, Chapter 8, Section 30, Subsection (B), of the Municipal Code
23 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 (B) [Vision Obstructions at Intersections. As illustrated in Figure 1 below, no structure or
25 landscaping may be constructed or permitted between three and seven feet above grade within the
26 sight distance setback established by Figure 3 and its accompanying table. However, this restriction
27 shall not apply to lighting, sign posts, or tree trunks.]

28 Sight Visibility near Intersections. Structures and landscaping near intersections shall be

1 subject to the sight visibility restriction zone provisions of LVMC 18.12.210.

2 SECTION 12: Title 19, Chapter 8, Section 30, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom Figures 1 and 3, and
4 renumbering Figure 2 as Figure 1. The new Figure 1 shall appear following Subsection (C) of Section
5 30.

6 SECTION 13: Title 19, Chapter 12, Section 30, Subsection (A), of the Municipal Code
7 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 (A) Landscape Required.

9 (1) All required Site Development Plans shall meet or exceed the minimum standards, and
10 shall comply with any restrictions, established in this Chapter. Figures referred to in this Chapter are
11 set forth in LVMC 19.12.080. Landscaping subject to this Chapter shall also comply with the
12 provisions of LVMC 13.48.040 and 18.12.210.

13 (2) Except as otherwise permitted by the Director, all landscape and irrigation plans shall
14 be prepared and stamped by a registered architect, landscape architect, residential designer or civil
15 engineer.

16 (3) The owner, developer and occupant of the property are jointly and severally responsible
17 for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping
18 continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall
19 post a performance bond or equivalent security to assure the performance of the maintenance
20 obligation for a minimum of two years.

21 (4) All revisions to an approved landscape plan must first be reviewed and approved by
22 the Department prior to installation of the landscaping.

23 SECTION 14: Title 19, Chapter 12, Section 30, Subsection (D), of the Municipal Code
24 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 (D) Maintenance. Property owners shall [maintain all walls in good structural and finish condition.
26 All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall
27 be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living
28 plants.] be responsible for:

- 1 (1) Maintaining all walls in good structural and finish condition;
2 (2) Maintaining all landscaping in a healthy and vigorous living condition and in
3 accordance with LVMC 13.48.040 and 18.12.210; and
4 (3) Promptly replacing dead vegetation with healthy, living plants, in accordance with
5 standard seasonal planting practices.

6 SECTION 15: Title 19, Chapter 18, Section 50, Subsection (G), Paragraph (2),
7 Subparagraph (b), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
8 amended to read as follows:

9 (b) Drawings and Plans Required. Plans describing the proposed development of the property
10 shall be submitted as required by the Director. Complete working drawings are not necessary;
11 however, proposed structures (including building elevations), streets, driveways and access points,
12 sight visibility restriction zones (as described in LVMC 18.12.210, on-site circulation and parking,
13 walls, landscaping, building materials, dumpster locations and other improvements must be shown.
14 Preliminary drawings must contain sufficient information to permit the determination of compliance
15 with good planning practices, applicable standards and ordinances. Floor plans are not normally
16 required. For any development site where twenty percent or more of the aggregate site has a slope of
17 natural grade above four percent, a cross section must be submitted. Each cross section must extend
18 a minimum of one hundred feet beyond the limits of the project at each property line, showing the
19 location and finish floor elevations of adjacent structures; the maximum grade differentials; and the
20 elevations of existing and proposed conditions.

21 SECTION 16: Appendices "A" through "G," referred to in Section 10 of this
22 Ordinance, are attached to and, by this reference, incorporated into this Ordinance and LVMC
23 18.24.210, and shall replace and supersede previous Appendices "A" through "E."

24 SECTION 17: For purposes of Section 2.100(3) of the City Charter, LVMC 19.08.030,
25 19.12.030 and 19.18.050 are deemed to be subchapters rather than sections.

26 SECTION 18: If any section, subsection, subdivision, paragraph, sentence, clause or
27 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
28 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

6 SECTION 19: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this ____ day of _____, 2007.

10 APPROVED:

11
12 By _____
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:
15 _____
16 BEVERLY K. BRIDGES, CMC
City Clerk

17 APPROVED AS TO FORM:
18 Val Steel 8-1-07
19 _____ Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2007, 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 _____, 2007, 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: _____

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APPROVED:

By _____
OSCAR B. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, CMC
City Clerk

City of Las Vegas Tentative Map

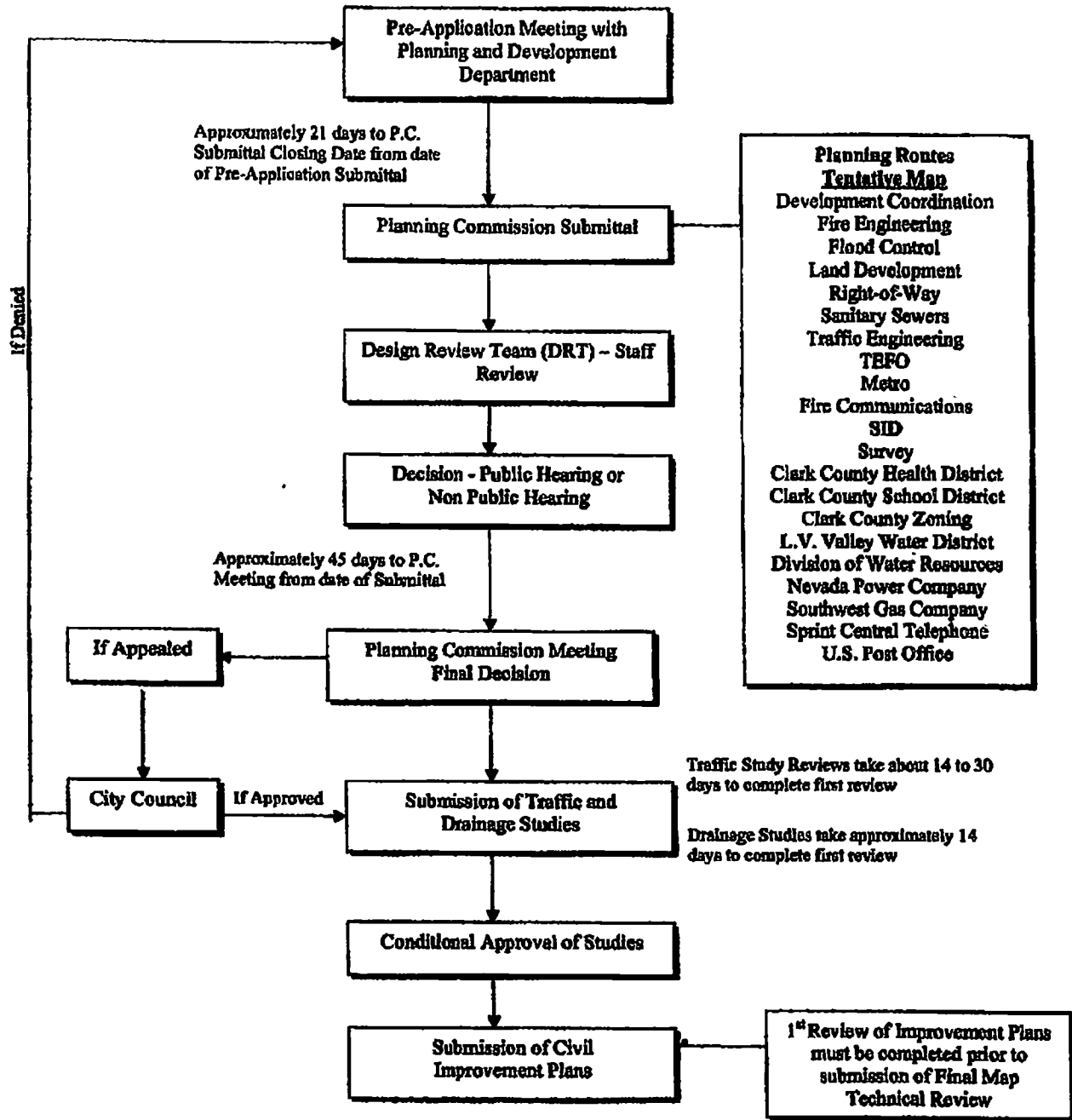


Figure 1

APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- C. Parcel Map Contents:
 - 1. Owner's Certificate, including the granting of easements and dedication of alleys, streets, highways or other public ways as shown on the map (per Appendix F);
 - 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix F);
 - 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - 9. Survey analysis sufficient to delineate boundary controlling monuments;

- 10. Identification of adjoining properties;
- 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- 13. All existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- 14. Certificate of approval by the Director of Planning and Development and the City Surveyor;
- 15. Impact Statement, if required; and
- 16. Location of all trails.

D. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- 1. Name of the proposed subdivision.
- 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- 5. Identification of adjoining properties.
- 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- 7. Existing structures and other physical features.
- 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence. Letters may be used to identify common lots.
- 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- 10. Existing and proposed street names.
- 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- 12. Locations and widths of existing and proposed utility rights-of-way and easements.

- 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- 14. Existing and proposed storm drains.
- 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools, are to be public or private.
- 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.
- 3. Any proposed deviations from City standards.

- 4. A copy of the deed for the property, if required.
- 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A."
- 6. A compatible digital format copy of the tentative map.
- 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- 1. Name of proposed subdivision (which should include its designation, if applicable, as a condominium, townhouse, residential planned development, commercial subdivision, or mixed use commercial/residential condominium development).
- 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- 3. Identification of adjoining properties.
- 4. A survey analysis sufficient to delineate boundary controlling monuments.
- 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence. Letters may be used to identify common lots.
- 6. Existing and proposed street right-of-way widths and corner radii.
- 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- 9. Locations and widths of existing and proposed utility rights-of-way and easements.
- 10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

- 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- 14. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- 15. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.
- 16. Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- 3. Certificate of City Surveyor. All final maps shall be certified by the City Surveyor stating that the final map is technically correct and complies with City standards.
- 4. Certificate of Southern Nevada District Board of Health. All final maps shall be certified by the Southern Nevada District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

- 6. Certificate of Director of Planning and Development/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.
- 7. Certificate of easement recipients.
- 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- 2. A copy of the deed attesting to the current ownership of the property.
- 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.

APPENDIX D

MONUMENTATION REQUIREMENTS

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments

1. General

- (a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:
 - (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.
- (b) All monuments set within the limits of public rights-of-way or private

streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

- (c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.
- (d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.
- (e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.
- (f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.
- (g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release of the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.
 - (1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

- a. Record of Survey in accordance with NRS 625.340;
 - b. Corner Record in accordance with NRS Chapter 329.
- (2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a Licensed Professional Land Surveyor in the State of Nevada, do hereby certify that the monuments have been set and the tie distances established as shown hereon. This survey was completed on _____.

2. Types of Monuments

- (a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.
- (b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.
- (c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.
- (d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 242. If the monuments are to be set in a concrete curb,

they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

- (a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ sections corners or $\frac{1}{16}$ section corners, as a the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.
- (b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.
- (c) Monumentation at a Point of Intersection which falls within the limits of a public or private right-of-way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.
- (d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES (FINAL MAP)

A. Owner's Certificate

1. For residential subdivisions other than planned unit developments and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of _____, do hereby consent to the preparation and recordation of this plat, and do hereby:

-Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and

-Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable

television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal, conduit and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of _____ 20 ____.

2. For commercial subdivision, planned unit development and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of _____, do hereby consent to the preparation and recordation of this plat, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building, for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

3. For reversionary final maps, or reversions to acreage involving final maps, the Owner's Certificate shall be in substantially the following form:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this plat and does/do consent to the preparation and recordation of this plat for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

- (1) Final Subdivision Maps

Southern Nevada District Board of Health
(Print name under signature)

E. Certificate of Water Resources Division

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning and Development

(1) Final Subdivision Maps

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20 ____.

Date

Director of Planning and Development
(Print name under signature)

(2) Reversionary Final Maps

I certify that the Director of Planning and Development, on the ____ day of _____, 20 ____, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

Date

Director of Planning and Development
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

NOTE: Easement recipients are not included on reversionary final maps.

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada

County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____ as
_____ (type of authority, e.g., officer, trustee, etc.) _____ of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

APPENDIX F

REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owner's Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____ do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown hereon, do hereby consent to the preparation and recordation of this parcel map, have caused the land to be surveyed and platted into parcels, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal, conduit and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of 20____.

2. For reversionary parcel maps or reversions to acreage involving parcel maps, the Owner's Certificate shall be in substantially the following form:

_____, do hereby certify that I/we am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this map and do hereby consent to the preparation and recordation of this map for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

2. The lands surveyed lie within _____
(Section, Township, Range, Meridian).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor

*License/Registration No. and Seal

*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, _____ (name) _____, City Surveyor of the City of Las Vegas, do hereby certify that I have examined the parcel map (or reversionary parcel map) and am satisfied that the map is technically correct.

(If monuments have not been set in the case of a parcel map the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date certain to be determined by City personnel).

(If a reversionary map, no monument statement is needed)

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

(1) Parcel Maps

I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20__.

Date

Director of Planning and Development
(Print name under signature)

(2) Reversionary Parcel Maps

I certify that the Director of Planning and Development, on the ____ day of _____, 20__, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

Date

Director of Planning and Development
(Print name under signature)

E. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on ____ (date) ____
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expired: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date) _____
by _____ name(s) of person(s) _____ as
_____ (type of authority, e.g., officer, trustee, etc.) _____ of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

3. This map is not in conflict with the provisions of NRS 278.010 to 278.630, inclusive, or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

Name of Surveyor

*License/Registration No and Seal

*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. City of Las Vegas Approval

This map has been approved for the purpose of achieving a boundary line adjustment in accordance with the provisions of NRS 278.010 to 278.630, inclusive on this ____ day of _____, 20____.

Director of Planning and Development
(Print name under signature)

Date

City Surveyor
(Print name under signature)

Date

D. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____ .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____ as
_____ (type of authority, e.g., officer, trustee, etc.) _____ of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES

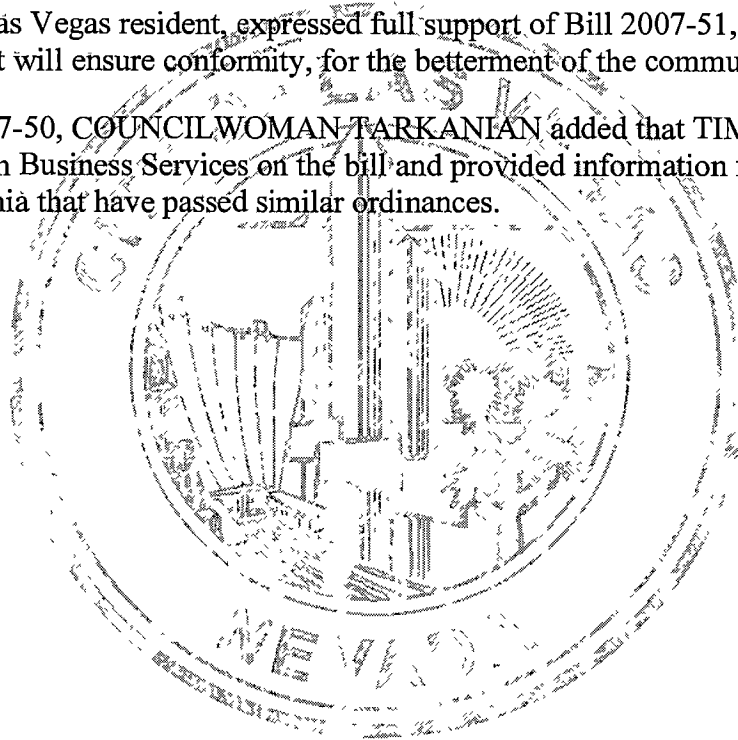
SUBJECT:

CITIZENS PARTICIPATION: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the committee. No subject may be acted upon by the committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited

Minutes:

TED RUSSELL, Las Vegas resident, expressed full support of Bill 2007-51, noting that it is a great document that will ensure conformity, for the betterment of the community.

Regarding Bill 2007-50, COUNCILWOMAN TARKANIAN added that TIM McGEARY worked closely with Business Services on the bill and provided information from cities throughout California that have passed similar ordinances.



AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 4, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES

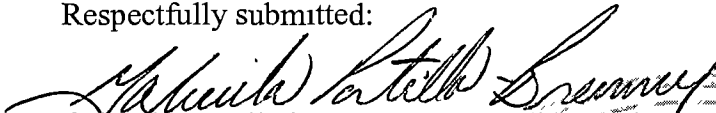
Consent Discussion

SUBJECT:
ADJOURNMENT

Minutes:

The meeting was adjourned at 4:34 p.m.

Respectfully submitted:


Gabriela Portillo-Brenner, Deputy City Clerk II
September 10, 2007

