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Bill No. 298

Introduced by: Sweeney

ORDINANCE NO. 276

AN ORDINANCE TO AMEND ORDINANCE NO. 176, ENTITLED, "AN ORDINANCE OF BOULDER CITY, CLARK COUNTY, NEVADA, REGULATING AND RESTRICTING THE USE OF LAND WITHIN THE CITY; THE LOCATION, HEIGHT, BULK, AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THE AREA OF LOTS AND YARD SPACES; THE DIVIDING OF SAID CITY INTO ZONES AS SHOWN ON A SET OF MAPS ADOPTED AS PART OF THIS ORDINANCE AND ENTITLED, 'ZONING MAP OF BOULDER CITY, NEVADA'; AND, IN ADDITION, TO IMPOSE IN EACH OF SAID ZONES CERTAIN REGULATIONS DESIGNATING THE CLASSES OF RESIDENCES, COMMERCE, TRADE, INDUSTRY, OR OTHER PURPOSE; TO DEFINE THE TERMS USED IN THIS ORDINANCE; TO PROVIDE FOR ITS ADJUSTMENT, AMENDMENT AND ENFORCEMENT; TO PRESCRIBE PENALTIES FOR VIOLATION; TO REPEAL ORDINANCES OR PORTIONS OF ORDINANCES IN CONFLICT THEREWITH; AND OTHER MATTERS PROPERLY PERTAINING THERETO." TO CHANGE THE ZONING OF VARIOUS AREAS; TO AMEND CERTAIN REQUIREMENTS RELATING TO SIGNS IN COMMERCIAL HOTEL ZONES; AND OTHER MATTERS PROPERLY PERTAINING THERETO.

The City Council of Boulder City do ordain:

SECTION 1. Section 401, Article IV, Ordinance No. 176, is hereby amended to add a new subsection 5, as follows:

"5. Three areas, as shown on the 'LAND USE ZONING MAP FOR BOULDER CITY OUTSIDE THE TOWNSITE,' dated March 22, 1965, and amended as of July 17, 1967, shall be changed as follows:

- "A. Approximately 35 acres, adjacent to powerline northwest in Lakeview Addition, from 'R1-10, Single Family Residential' to 'TE, Trailer Estate' Zone.
- "B. Approximately 14 acres, between powerline easement and National Park Service maintenance area in Lakeview Addition, from 'CM, Commercial Manufacturing' to 'T, Trailer' Zone.
- "C. Approximately 41 acres, at the southwest intersection of Adams and Buchanan Boulevards from 'R2, Multiple Residential' to 'TE, Trailer Estate' Zone." *two family*

SECTION 2. Section 1607.2, Article XVI, Ordinance No. 176, is hereby deleted in its entirety.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of Boulder City hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. This ordinance shall be in full force and effect as of the 28th day of August, 1967.

SECTION 5. The City Clerk shall cause this Ordinance to be published on Thursday, the 27th day of July, 1967, in the Boulder City News, a weekly newspaper published in Boulder City, Nevada.


Robert N. Broadbent, Mayor

ATTEST:


Lorraine H. Kautz, City Clerk

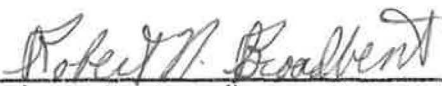
The foregoing Ordinance was proposed and read by title to the City Council on the 11th day of July, 1967, which was a regular meeting; thereafter, a Public Hearing and Regular Meeting was held on the 25th day of July, 1967, and the proposed Ordinance was read in the manner required by law at such meeting and adopted by the following vote:

VOTING AYE: Curtis, Franklin, French, Sweeney, and Broadbent

VOTING NAY: None

ABSENT : None

APPROVED:


Robert N. Broadbent, Mayor

ATTEST:


Lorraine H. Kautz, City Clerk

(City Seal)

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MEMORANDUM FOR THE RECORD:

In tracing down the zoning action on the size of the TE area at the Southwest corner of Adams and Buchanan Boulevards, following the Council meeting on March 7, 1976 wherein Mr. "Curly" Smith's request for the remaining 20+ TE acres, was being considered, I found that an erroneous reference had been made in Section "5.C" of Section 1 of Ordinance No. 276.

This Section proposes rezoning the 41 acres from "R2, Multiple Residential" to "TE, Trailer Estate Zone. This should have read "R2, Two-Family Residential" as Multiple-Family Residential is "R3." I verified the "R2" zoning on the Zoning Map, Exhibit C-65-1, as amended by Ordinance No. 276.

Dated this 10th day of March, 1976.



Lorraine H. Kautz, City Clerk

(Seal)

ADDENDUM TO THIS MEMORANDUM FOR THE RECORD:

I also noted that the Approval Action paragraph at the end of the Ordinance did not include reference to the Planning Commission's action on the proposed amendments. After researching the records I found that the 3 amendments proposed in this Ordinance were reviewed by the Planning Commission at a Public Hearing held on June 21, 1967 and recommended for approval by Planning Commission Resolution No. 39.

Dated this 10th day of March, 1976.



Lorraine H. Kautz, City Clerk

(Seal)