

O R D I N A N C E N O . 6 2 2

AN ORDINANCE TO AMEND TITLE 11, ZONING AND SUBDIVISIONS, OF THE CITY CODE TO ALLOW THE USE OF A TEMPORARY MOBILE HOME DURING HOUSE CONSTRUCTION UNDER CERTAIN CIRCUMSTANCES AND OTHER MATTERS PROPERLY RELATING THERETO.

The City Council of Boulder City do ordain (AM-77-71):

SECTION 1. Section 11-25-2, REGULATIONS GOVERNING NONCONFORMING BUILDINGS AND USES, is hereby amended to add a new Subsection to read as follows:

"(D) An individual in the process of building a single-family residence as owner-builder may, upon recommendation of the Planning Commission and approval of the City Council, place a mobile home upon the building lot for use as a dwelling during construction of the proposed residence in the following area that has been designated as remote and isolated:

9/18/11
'A parcel of land situate wholly within Section 9 and Section 16, T. 23 S., R. 64 E., M.D.B. & M., Boulder City, County of Clark, State of Nevada; more particularly described as follows: Beginning at a point on the common Section line to Section 9 and Section 16 at a point S. 89°32'07" W. 770.86 feet from the common section corner to Sections 9, 10, 15, and 16, T. 23 S., R. 64 E. M.D.B. & M., thence S. 89°32'07" W. 29.14 feet, thence S. 00°28'04" E. 1957.33 feet, thence S. 39°36'50" W. 2726.07 feet, thence on a curve, whose tangent bears N. 50°23'10" W., concave to the Southwest having a radius of 2000.00 feet, through a central angle of 24°54'30" an arc distance of 869.46 feet, thence on a tangent N. 75°17'40" W. 644.20 feet, thence N. 14°42'20" E. 576.84 feet, thence on a curve concave to the Southeast having a radius of 5475.99 feet, through a central angle of 5°10'00" an arc distance of 493.80 feet, thence on a tangent N. 19°52'20" E. 352.93 feet, thence East 1550.00 feet, thence North 3227.55 feet, thence N. 87°00'00" E. 1079.73 feet, thence S. 13°30'00" E. 280.00 feet, thence S. 89°00'00" E. 30.00 feet, thence South 251.37 feet, thence S. 00°28'57" E. 620.86 feet to the Point of Beginning. This parcel contains 167.31 acres more or less.'

The foregoing area shall be reviewed annually by the City Council to determine whether or not it is still remote and isolated and the provisions of this Section are still needed.

1. For the purposes of this Section a mobile home is defined as a vehicular structure, built on a chassis or frame, which is designed to be used with or without a permanent foundation and is capable of being drawn by a motor vehicle.
2. The mobile home and parking site must be approved by the City Building Department. It shall be connected to the City utilities in accordance with approved permits and must meet all setback requirements of the zone in which it will be located.

Section 1, Contd.

3. The City Engineer and the Planning Director shall determine that the mobile home use, in the place specified, will not be detrimental to the health, safety, morals or general public welfare before the permit is granted.
4. The mobile home use shall not exceed the period of one year from the date the mobile home is moved on to the lot. No extension will be granted and all utilities will be disconnected at the end of the permit period.
5. The applicant must post a \$500.00 bond in cash or surety insuring the removal of the mobile home upon the expiration of the period of use.
6. An inspection fee, which shall be set by Resolution of the City Council, shall be paid with the application.
7. Notwithstanding the provisions of Section 11-31-4(A) of this Title, a professional sign two feet (2') high and three feet (3') wide containing the following information shall be furnished and maintained by the applicant on the front property line of the lot on which the mobile home is located, while the mobile home is on the lot:

'This mobile home is located on this lot only temporarily until (expiration date) during construction of a single-family home. By permission of the City Council of Boulder City.'

(a) No sign permit or permit fee shall be required for the foregoing sign."

SECTION 2. VALIDITY. Each section and each provision or requirement of any section of this Ordinance shall be considered separable, and the invalidity of any portion shall not affect the validity or enforceability of any other portion.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective the 15th day of February, 1978.

SECTION 4. PUBLICATION. The City Clerk shall cause this Ordinance to be published on Thursday, the 26th day of January, 1978, in the Boulder City News, a weekly newspaper, published in Boulder City, Nevada.


Heber J. Tobler, Mayor

ATTEST:


Lorraine H. Kautz, City Clerk

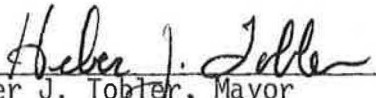
Following a Public Hearing held by the Boulder City Planning Commission on the 7th day of December, 1977, the foregoing Ordinance was proposed and read by title to the City Council on the 13th day of December, 1977, which was a regular meeting; thereafter, a Public Hearing was held by the City Council on the 10th day of January, 1978, and thereafter, on the 10th day of January, 1978, a regular meeting was held and the proposed Ordinance was read in the manner required by law and adopted by the following vote:

VOTING AYE: Andree, Danielson, McEwan and Tobler


VOTING NAY: Ferraro

ABSENT: None

APPROVED:


Heber J. Tobler, Mayor

ATTEST:


Lorraine H. Kautz, City Clerk

(Seal)