

ORDINANCE NO. ----

AN ORDINANCE OF THE CITY OF BOULDER CITY, NEVADA, TO AMEND THE ZONING MAP TO CHANGE THE ZONING FOR APPROXIMATELY 0.17 ACRES LOCATED AT 550 AVENUE G, LOT 29, BLOCK 21 OF THE BOULDER CITY SUBDIVISION AS PER MAP IN FILE 300, PAGE 460 OF PLAT BOOK FROM R3, MULTIPLE-FAMILY RESIDENTIAL TO C1, NEIGHBORHOOD COMMERCIAL (AM-24-374)

The City Council of Boulder City do ordain:

Section 1. That Boulder City, Nevada ("City") does by this Ordinance hereby amend the Zoning Map to change the zoning of 550 Avenue G from R3, Multiple-Family Residential, to C1, Neighborhood Commercial, as shown on the attached map in Exhibit A. The subject property consists of Assessor Parcel Nos. 186-09-110-165. Zoning designations shall extend to centerlines of abutting rights-of-way as applicable.

Section 2. FINDING. That the City Council finds that the proposed amendment is in general conformance with the adopted Master Plan and promotes the health, safety, morals or general welfare of the City.

Section 3. 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 4. PUBLICATION. The City Clerk shall cause this Ordinance to be published in summary on XXXXX, the ____ day of _____ 2024, in the *Las Vegas Review-Journal*, a daily newspaper, published in Las Vegas, Nevada.

Section 5. EFFECTIVE. This Ordinance shall become effective, after its approval and publication, on the ____ day of _____ 2024.

APPROVED:

ATTEST:

Joe Hardy, Mayor

Tami McKay, City Clerk

The foregoing Ordinance was first proposed and read by title to the City Council on the 14th day of May, 2024, which was a regular meeting; thereafter, on the 28th day of May, 2024, a public hearing and regular meeting were held and the proposed Ordinance was adopted by the following vote:

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

APPROVED:

ATTEST:

Joe Hardy, Mayor

Tami McKay, City Clerk