

**PLANNING COMMISSION RESOLUTION NO. 1260**

**RESOLUTION OF THE PLANNING COMMISSION OF BOULDER CITY, NEVADA,  
TO RECOMMEND TO THE CITY COUNCIL A PROPOSED AMENDMENT TO THE  
ZONING MAP TO CHANGE THE ZONING FOR APPROXIMATELY 3.00 ACRES  
LOCATED AT 1400 UTAH STREET FROM R1-80, SINGLE FAMILY RESIDENTIAL  
TO R-3, MULTIPLE FAMILY RESIDENTIAL (AM-24-379)**

**WHEREAS,** the City has initiated an application to amend the Zoning Map to change the zoning designation for approximately 3.00 acres located at 1400 Utah Street from R1-80, Single Family Residential to R-3, Multiple Family Residential; and

**WHEREAS,** said property is proposed for a corresponding Master Plan Future Land Use Map Amendment the Master Plan Future Land Use Map to change from PUB, Public/Quasi-Public to MDR, Medium Density Residential (Resolution 1259), and the proposed zoning of R-3, Multiple Family Residential is in conformance with the proposed Master Plan Future Land Use Map designation; and

**WHEREAS,** on July 17, 2024, the Boulder City Planning Commission conducted the required public hearing and notice in accordance with the provisions of Chapters 11-33 and 11-35 of the City Code and NRS 278.260.

**NOW, THEREFORE, BE IT RESOLVED** that the Boulder City Planning Commission does hereby recommend the following amendment to the Zoning Map, based on the findings that it is in general conformance with the proposed amendment to the adopted Master Plan and promotes public health, safety, morals, or general welfare:

1. That the zoning designation for approximately 3.00 acres located at 1400 Utah Street should be changed from R1-80, Single Family Residential to R-3, Multiple Family Residential per attached **Zoning Map Amendment Exhibit Map File AM-24-379**. For map consistency, zoning designations extend to centerlines of abutting rights-of-way as applicable.

**BE IT FURTHER RESOLVED** that the appropriate officers of the City are hereby authorized and directed to certify an attested copy of the amendment to the City Council in accordance with NRS 278.210.6.

**DATED and APPROVED** this 17<sup>th</sup> day of July, 2024.

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Fritz McDonald, Chairman

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**ATTEST:** Bridgette Rodriguez, City Clerk Asst.