

## ORDINANCE NO. 1818

AN ORDINANCE RELATING TO ZONING BY ADDING SECTION 17.24.215 IN TITLE 17 WHICH SETS FORTH DESIGN STANDARDS AND GUIDELINES FOR SMALL- LOT DEVELOPMENT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS DOES ORDAIN THAT TITLE 17 BE AMENDED AS FOLLOWS:

### SECTION 1:

#### Section 17.24.215

#### SMALL-LOT DEVELOPMENT DESIGN GUIDELINES

#### INDEX

- A. INTENT
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- C. SITE PLANNING
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A. Intent

1. This zoning ordinance chapter sets minimum standards for Single Family Detached homes on small lots. It is also intended to promote enhanced street scenes, superior neighborhood design, greater livability and higher density through the provision of development standards. These requirements are for Planned Unit Developments of 80 gross acres or greater of residential at an overall density of 5.8 dwelling units per acre in the comprehensive plan medium low density areas and 4.5 dwelling units per acre in the comprehensive plan low density residential areas.
  - a. All development must be consistent with the City of North Las Vegas Comprehensive Plan, Zoning Ordinance and Small Lot Development and Design Standards. In the event there is a conflict, the Development Services Director shall make a determination as to which provision or standard applies.
  - b. Examples are provided for the benefit of builders, their design teams and City of North Las Vegas staff and decision makers in the preparation and review of development proposals. It provides a framework permitting flexibility in the configuration of development.

B. Use Easements and Lot Configuration

1. Use easements are permitted.
  - a. Use easements are permitted in order to optimize useable yard space on a smaller lot.
  - b. Outside storage, vehicular access, planting, or irrigation are not allowed in the use easement.
  - c. A disclosure of the existence and location of the use easement and the requirements for its use will be disclosed to all buyers. A statement indicating that the buyers have received and acknowledge the conditions shall be signed by each buyer.
  - d. When use easements are granted, the wall of the grantor's house abutting the use easement shall not have doors, and any first-floor windows on that side of the house shall be translucent.
2. As part of the City of North Las Vegas' Zoning Ordinance, the information contained herein provides minimum standards and development guidelines for Single Family Detached homes on small lots (2,700 - 4,750 square feet).
3. The following regulations are required, however, if alternative lot dimensions and site standards meet the intent of the ordinance they may be considered without a waiver or a variance through the Planned Unit Development Process. Alternative lot dimensions meeting the minimum standards are acceptable. The minimum lot size shall be 2,700 square feet. The examples include:
  - a. Type I: 2,700 – 3,799 square feet ( See Exhibits 3 and 4 )
    - 1) Lot sizes:
      - a) Width: 36 feet – 50 feet
      - b) Depth: 75 feet

b. The net density under typical conditions is 6 to 8 dwelling units per acre.

c. Minimum Development Standards for Type I-A ; front loaded garages

- 1) Front Yard setback:
  - a) 10 feet minimum to living area;
  - b) 4 feet minimum to porch or courtyard.
- 2) Rear Yard setback: 10 feet minimum (15 feet preferred)
- 3) Interior Side Yard setback: 5 feet minimum
- 4) Exterior (corner) Side Yard setback: 10 feet minimum
- 5) Building Separation: 10 feet minimum
- 6) Garage setback: 5 feet or 20 feet (No more than 25% of homes shall have 5-foot driveways.)
- 7) Use easement criteria:
  - a) Provide a minimum of 5 feet from one lot to adjacent lot.
  - b) Lot dedicating use easement is to have a side wall adjacent to the use easement. (See Exhibit 3)

d. Minimum development standards for Type I-B; rear loaded garages

- 1) Front setback:
  - a. 10 feet minimum to living area;
  - b) 4 feet minimum to porch or courtyard.
- 2) Garage setback from alleys: 3 feet
- 3) Rear Yard setback:
  - a) 10 feet to living area;
  - b) 15 feet preferred.
- 4) Interior Side Yard setback: 5 feet minimum.
- 5) Exterior (corner) Side Yard setback: 10 feet minimum
- 6) Building Separation: 10 feet minimum
- 7) Rear drive aisle ( alley) width: 24 feet
- 8) Use easement criteria:
  - a) Provide a minimum of 5-foot width from one lot to adjacent lot.
  - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.

- e. Type II: 3,800 – 4,750 square feet ( See Exhibits 5 and 6 )
  - 1) Lot sizes:
    - a) Width: 40 feet – 50 feet
    - b) Depth: 95 feet
- f. The net density under typical conditions is 4.5 to 7 dwelling units per acre.
- g. Minimum development standards for Type II-C; front loaded garages
  - 1) Front Building setback:
    - a) 15 feet minimum to living area,
    - b) 8 feet minimum to porch or courtyard.
  - 2) Rear Yard setback:
    - a) 10 feet minimum to living area;
    - b) 5 feet minimum to garage in side access conditions or fully recessed garage conditions
  - 3) Interior Side Yard setback: 5 feet minimum
  - 4) Exterior (corner) Side Yard setback: 10 feet minimum
  - 5) Building Separation: 10 feet minimum
  - 6) Front Garage Setback: 20 feet minimum
  - 7) Use easement:
    - a) Provide a minimum of 5 foot wide easement on adjacent lot.
    - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.
- h. Minimum development standards for Type II-D; rear loaded garages
  - 1) Front Building setback:
    - a) 15 feet minimum to living area,
    - b) 8 feet minimum to porch or courtyard.
  - 2) Rear Yard setback:
    - a) 10 feet minimum to living area;
    - b) 15 feet preferred.
  - 3) Interior Side Yard setback: 5 feet minimum
  - 4) Exterior (corner) Side Yard setback: 10 feet minimum

- 5) Building Separation: 10 feet minimum
- 6) Garage setback: 3 feet from rear drive aisle (alley)
- 7) Rear drive aisle (alley) width: 24 feet
- 8) Use easement:
  - a) Provide a minimum of 5-foot width from one lot to adjacent lot.
  - b) Lot dedicating use easement is to have a Z lot line wall condition.
- l. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Exhibit 7) Cluster type of development is a design that allows one driveway from a neighborhood street to serve an access for four residences.
- j. The net density under typical conditions is 5 to 8 dwelling units per acre.
- k. Minimum development standards for Type III-E - Cluster lots
  - 1) Front Building setback:
    - a) 10 foot minimum to living area;
    - b) 4 foot minimum to porch.
  - 2) Garage setback: 3 feet
  - 3) Rear Yard setback: 10 feet to living area; 15 feet preferred
  - 4) Interior Side Yard setback: 5 foot minimum
  - 5) Exterior (corner) Side Yard setback: 10 foot minimum
  - 6) Building Separation: 10 foot minimum

C. Site Planning - All developments must meet the following requirements:

- 1. Buildings shall be sited to front onto neighborhood streets, except for cluster designs.
- 2. At least 1/3 of all corner lots shall be developed with single-story houses and all lots adjacent to the entry shall be single story. Where two-story houses are permitted at a corner, the second story portion of the house is set back 20 feet from the corner side property line.
- 3. A different combination of setbacks, building heights and roof planes shall be used such that no three adjacent houses look the same.
- 4. No more than 30 percent of the gross acreage of a development shall contain Type I lots.
- 5. No more than 25 percent of the small lot homes shall have a 5-foot driveway, excluding approved cluster layouts.
- 6. Within the PUD no small lot neighborhood shall contain more than 150 Type I dwelling units or 150 Type II dwelling units. Additional small lot neighborhoods may be allowed if the land area and density requirements are met.

7. Curvilinear streets are required as set forth in Section 16.08.085.
8. Lots adjacent to the entry of the subdivision must be single story.

#### D. Garages

1. Requirements for all garage plans:
  - a. Detached garages shall be architecturally compatible and consistent in materials, design and colors with the main house.
  - b. Garages shall conform to the requirements set forth in section 17.24.140B.2.
  - c. Garage doors may be metal.
  - d. Where three-car garages are allowed, three garage design styles shall be available:
    - 1) The third car stall may be provided as a tandem or
    - 2) The garages can be separated with two stalls having front access and a third stall being side loaded.
    - 3) An "in-line" three car garage shall only face an alley.
2. Requirements for front-loaded garages:
  - a. Garages shall be recessed a minimum of 3 feet from the front plane of the house, excluding those garages set back 5 feet from the right-of-way.
  - b. A front-loaded garage must have a "pop-out" from the garage wall plane. The door must be recessed at least 12 inches.
  - c. Front-loaded garages shall have varying door patterns, deep recessed doors, varying colors and/or possibly two single doors instead of one. Alternative garage locations, such as semi or fully recessed garages or side-in corner garages as lot widths allow, are permitted.
  - d. The use of garage doors with fixed glass is encouraged.
  - e. Type I lots shall only have a two-car garage.
  - f. Three garage door designs are required. No more than two houses with the same garage design shall be adjacent to each other.
  - g. A ten foot rear setback is required.
3. Rear-loaded (alley) garages shall have a garage door recessed a minimum of 12 inches and shall be set back 3 feet from the alley.
4. A five foot rear setback is required for garages having access from a side street.

#### E. Architectural Design

1. Designs for the community context, including architectural design meeting the intent of this chapter, shall be submitted by the developer.
  - a. Community context applies to neighborhoods as a whole, not just to individual house design. It describes or illustrates entry monumentation, landscaping,

perimeter walls, street furniture, lighting fixtures, color palate, and other identifying characteristics of the neighborhood. Specifications shall be provided as well as illustrations and examples.

- b. Styles relying on the use of exposed wood or metal shall be prohibited, although metal may be used for grill work, doors, garage doors, and wood may be used for doors, fascias and trims.

## 2. Architectural Features and Elements

- a. Elevations shall incorporate varied wall planes, roof forms and enhanced window treatments when the second story portion of the side and/or rear face collector or arterial streets, parks, trails or public open space or are elevated at the second story plate line of a two-story building on the adjoining building pad.

- 1) All sides of each house shall provide architectural features, detail, relief and embellishments.

- 2) Architectural treatments are required for all windows and sliding glass doors. See Exhibit I on the next page

- a. Window treatments may include additional pop-outs, trim, mullions, shutters, pot shelves, siding or a feature window.

- b. Primary materials for the exterior of the houses shall be stucco, brick or stone.

## 3. Floor Plans

- a. All floor plans shall have a porch, balcony, or courtyard option.
- b. A minimum of three different floor plans shall be prepared and available for each development containing 50 dwelling units or more.
- c. Each model shall offer three distinct elevation styles.
- d. No more than one identical elevation may occur consecutively or directly across the street.

## 4. Paint Schemes

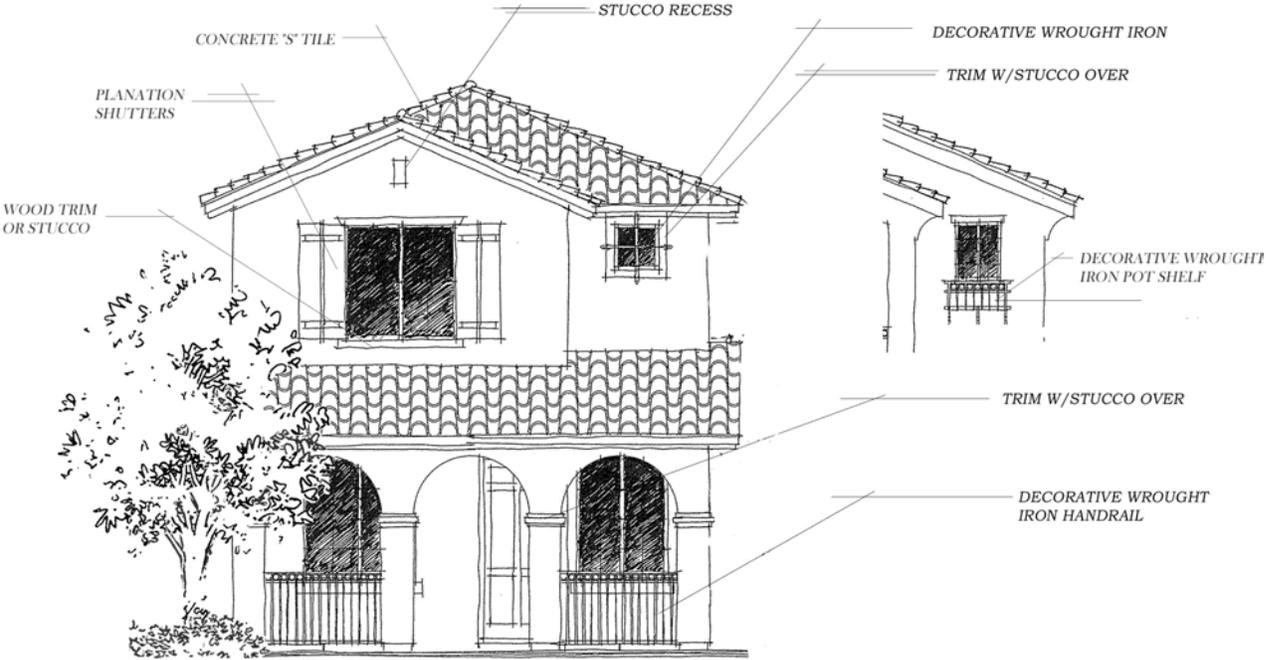
- a. Color schemes should include white to beige tones, as well as tans and earth tones or neutral colors indigenous to the Las Vegas Valley and its surrounds.
- b. The color palette shall provide enough color variations to permit a variety of paint schemes.
- c. Exterior color palettes shall encompass walls, trim, moldings and other architectural accents, roof materials, doors, and all other exterior architectural materials.
- d. Color tones should be both complimentary and contrasting to produce visual depth in the building mass.
- e. At least three different exterior paint schemes shall be prepared and available within each development.

## 5. Patios

- a. Patios and Patio covers shall not be closer than 5 feet to the rear property line.

- b. Patios shall not be placed such that they interrupt positive drainage.
6. Roofs
- a. At least two rooflines shall be provided for each floor plan.
  - b. A minimum of two roof colors or blends are required for each development.
  - c. All roofs shall be concrete or clay tile.
7. Sound Attenuation - Where required by the Sound Transmission Code, additional sound reduction is required where needed in the building.
8. Two-Story Homes
- a. Each 2-story floor plan shall have a balcony option.
  - b. The second story of two-story homes shall be set back or forward by a minimum of 3 feet over the garage.
9. Use Easement Encroachments
- a. Fireplaces shall not encroach into the use easement.
  - b. Air conditioner condensers shall not encroach into the use easement and shall be screened from public view.
10. Walls
- a. Wall materials shall be those listed in Section 17.24.210F. Chainlink, vinyl and similar materials are prohibited.
  - b. All perimeter walls and walls facing open space shall be maintained by the Home Owners Association or a Landscape Maintenance Association.
  - c. Perimeter walls shall include design elements such that 20 percent of the wall facade must be contrasting with the other 80 percent by use of different colors, materials, or architectural design.

**EXHIBIT 1  
ARCHITECTURAL DETAILS**



F. Landscaping and Open Space

1. The developer is responsible for submitting a comprehensive landscape plan as part of the PUD submittal. All front yards and common areas shall be maintained by the HOA.
  - a. The plan shall feature a consistent framework of hardscape and softscape design, materials and colors.
  - b. Landscape palettes shall consist of drought tolerant, climate adaptable plant material. The use of plant material with high pollen production is prohibited. This includes pigweed, canyon ragweed, sagebrush, saltbrush, rabbitbrush, juniper, privet, mulberry, olive (all fruit producing species), Russian Thistle, Johnson grass, salt cedar, and any plant on the Nevada State Department of Agriculture Noxious Weed List.
2. Developers will be responsible for installation of landscape along all roads (exterior and interior), entries, parks, recreation facilities and open spaces.
3. A Homeowners Association (HOA) or Landscape Maintenance Association (LMA) is responsible for landscape irrigation and maintenance.
4. The landscape character shall be as follows:
  - a. A six foot landscape parkway is required between the curb and the sidewalk. Sidewalks must be a minimum of four feet wide and not placed adjacent to the curb.
  - b. The six foot parkway shall be landscaped as follows:
    1. One 24-inch box tree shall be provided by the developer for every 20 feet of street frontage on both sides of the street. See Arizona Nursery Association Grower's Committee
    2. Landscape parkways shall have a separate automatically controlled drip irrigation system separate from the individual homeowner's system.
    3. Any tree planted within 5 feet of a sidewalk or wall shall be planted with a root guard designed to direct root growth downward. Alternative methods to protect hardscape from root damage may be permitted subject to staff review and approval.
    4. A continuous layer of decorative rock, a minimum 2 inches in depth, is required in all non-turfed areas. A herbicide shall be applied prior to and after the decorative rock is installed.
    5. The use of turf is prohibited in the six foot landscape parkways.
    6. A minimum 80 percent ground coverage of plants and shrubs (not including trees) shall be provided. The 80 percent coverage shall be reached within two years from installation.
  - c. Subdivision entries shall incorporate enhanced landscape treatments and project signage. The use of controlled uplighting on trees and entry signs/major elements are required at the time of a building permit. Special paving treatment shall be required, subject to review and approval by the Director of Public Works or designee.
  - d. Primary residential entries shall have a minimum of one but not more than two identification monuments. Monuments shall be of a pleasing

pedestrian scale, not to exceed 6 feet in height. Materials should be architecturally compatible with the representative neighborhood.

- e. In addition to street trees, individual lots shall contain at least one 24-inch box tree in each front yard.
- f. In addition to the one 24-inch box tree, each front yard shall have at least 10 shrubs or groundcover plants. Five out of the 10 plants shall be 5-gallon shrubs.
- g. Turf may not exceed 50% of the total front yard.
- h. Gas and electrical meters shall be screened where possible. Electrical transformers, if not flush with the sidewalk shall be located to the back of sidewalk, and shall straddle the side property lines.
- i. Publicly visible fences and gates shall be consistent with a neighborhood's architectural character and submitted as part of any final development plan.
- j. Lighting should be designed with sensitivity to both vehicles and pedestrians.
- k. Landscaping is required in alley ways and is in addition to open space requirements.
- l. Perimeter landscaping shall be in accordance with Section 17.24.210 E.

5. Open Space requirements are set forth in Section 17.20.160.

#### G. Parking and Vehicular and Pedestrian Circulation

- 1. Parking is prohibited in alleys and front yard areas (except driveways) and shall be enforced by the Homeowners Association.
- 2. Alleys which do not intersect with internal roadways must terminate in a cul de sac per City standards.
- 3. Streets designed with no parking on both sides shall provide two off-street parking spaces for every house with a five foot driveway, including cluster development houses having driveways less than 18 feet. Streets designed with parking on only one side shall provide one off-street parking space for every house with a five foot driveway including cluster development houses having driveways less than 18 feet. The off-street parking spaces shall be located within 250 feet of each house. The measurement of this distance shall be by way of sidewalks and trails. This provision does not apply if streets are designed for parking on both sides.
- 4. Subdivision design shall incorporate pedestrian access points to sidewalks and trails within the development to reduce walking distances to all common elements and open space facilities. In addition, pedestrian access points shall be provided to link to sidewalks, pathways and trails outside the development.
- 5. Any outside storage is prohibited in the streets, driveways and front yards and shall be enforced by the Homeowners Association.
- 6. Traffic calming shall be incorporated into the roadway design to reduce the negative effects of motor vehicles, alter driver behavior and improve conditions for non-motorized street users. Traffic calming features are subject to the review and approval of the City Traffic Engineer.

a.

1)

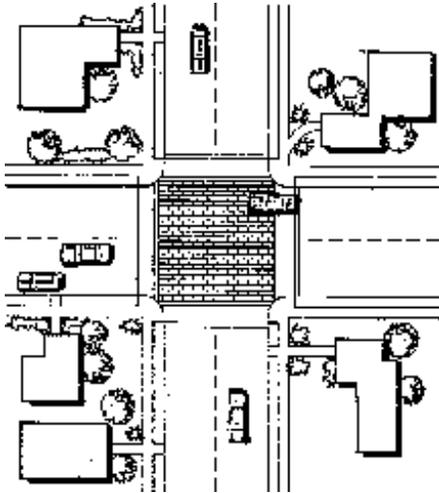
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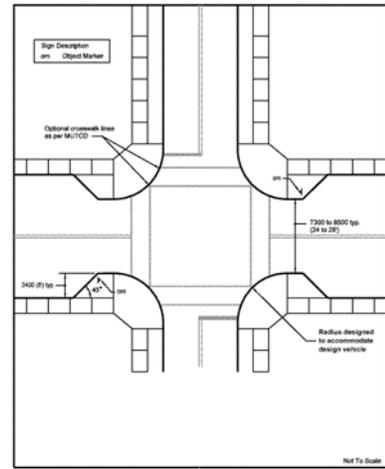
ceptable traffic calming  
include, but are not  
to: (See Exhibit 2)

roundabout circle,  
limits traffic to 20-30

A two-lane  
g, which limits traffic to  
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A narrowing  
limits traffic to 20-25

A single-lane  
narrowing, which limits traffic to 12-15 m.p.h.



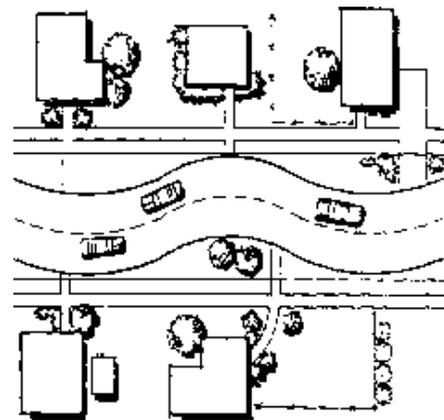
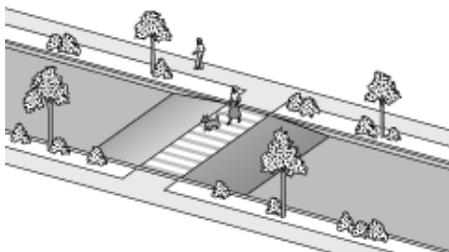
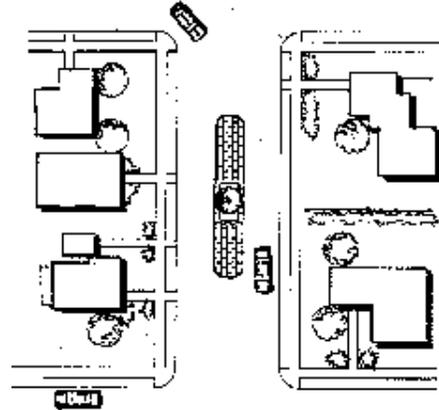
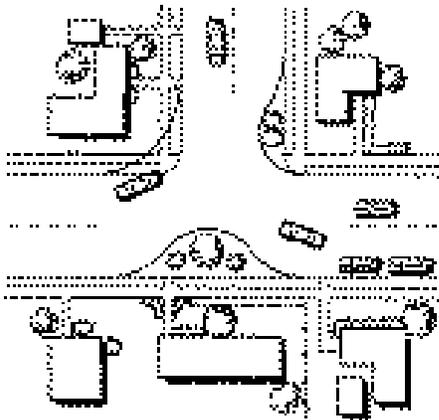
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**Exhibit 2**  
**Traffic Calming Devices**

H. Suggested Architectural Styles

1. The following architectural styles are appropriate for desert environments. These styles were chosen for their visual compatibility with one another, as well as their broad market appeal and community acceptance. They are adaptable to contemporary interpretation, yet retain historical accuracy.
2. These styles are suggestions and do not represent a comprehensive list of acceptable styles.
3. Styles

a. MEDITERRANEAN STYLE

- 1) The Mediterranean style is made up of eclectic homes conceived between the years 1880 to 1940. Some common Mediterranean period houses include Italian Renaissance, Mission, Spanish Eclectic, Monterrey and Pueblo Revival styles.

Front-loaded  
Mediterranean  
elevation



Rear-loaded  
Mediterranean  
elevation



b. MISSION/SANTA BARBARA:

- 1) Evoking the rich historical heritage of the California Missions, this architectural style is an adaptation of Mediterranean forms indigenous to arid climates. It is characterized by simple stucco forms and flat wall planes, but with unique detailing such as ornamental grillwork, brightly colored ceramic tile inserts or banding, courtyard entries and small, but well detailed balconies. Other unique details attributed to this style include small towers, quatrefoil windows and arcaded porches.

Front-loaded Mission/Santa Barbara elevation



Rear-loaded Mission/Santa Barbara elevation



c. TUSCAN:

- 1) This style is characterized by low-pitched roofs with wide overhanging eaves, often adorned by corbels. Windows are tall and narrow, often curved or arched above. Generous use of stone veneer is encouraged.

Front-loaded Tuscan elevation



Rear-loaded Tuscan elevation



d. SPANISH COLONIAL:

- 1) The Spanish Colonial style is characterized by simple courtyards, stucco walls, detailed wooden doors and ornamental ironwork. Walls are typically thick with recessed door and window openings.

Front-loaded Spanish elevation

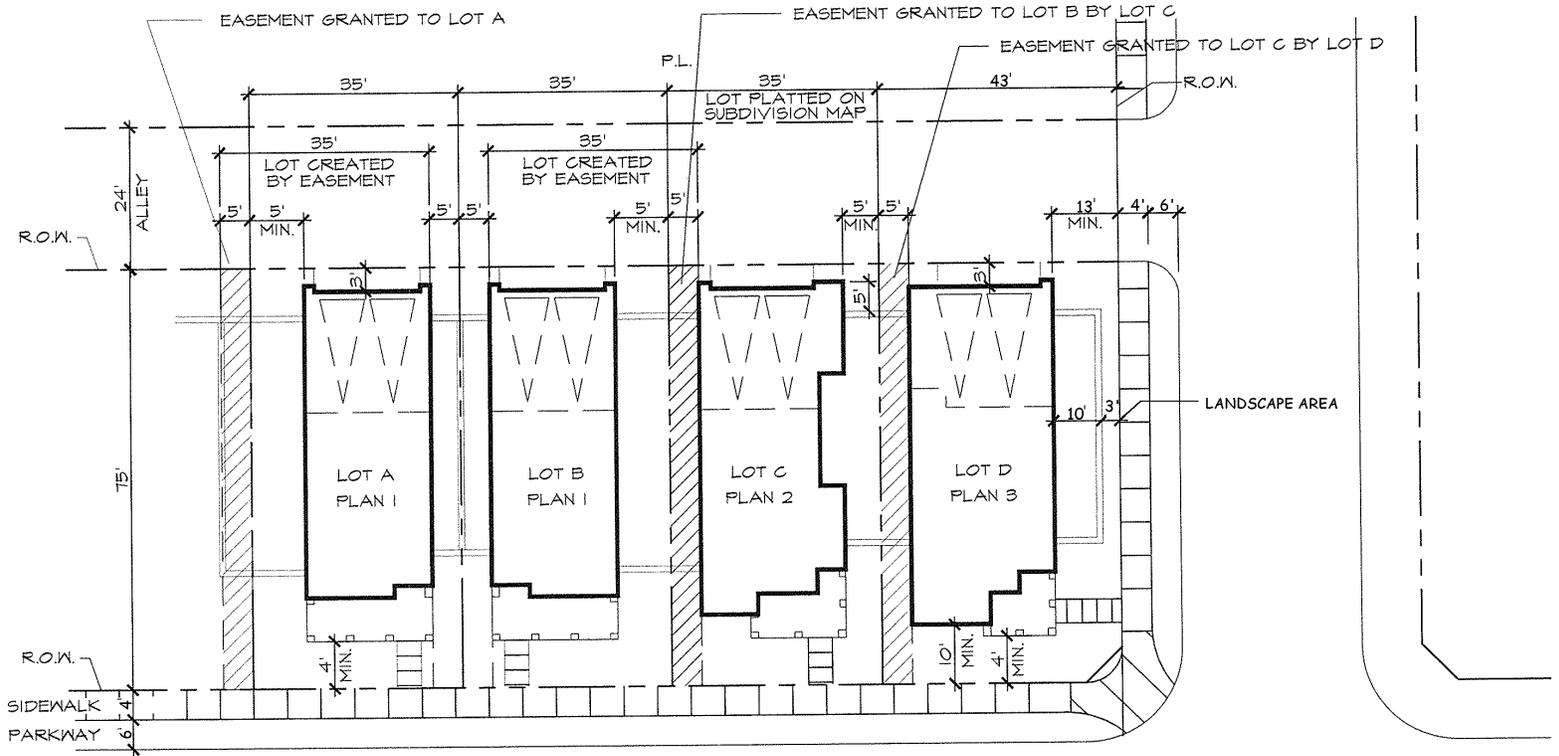


Rear-loaded Spanish elevation





3. Type I-B, Rear-loaded garage homes with lot sizes from 2,700 to 3,799 square feet. (Please reference Exhibit 4)
  - a. Lots under these conditions allow homes highlighted by front porches or courtyards. Street scenes will be characterized by tight setbacks, front entries and porches. Streets are lined with front doors and pedestrian paseos instead of repetitious garages. Garages become hidden from the primary public street system because they are located on private alleys.
  - b. The net density under typical conditions is 6 to 8 dwelling units per acre.

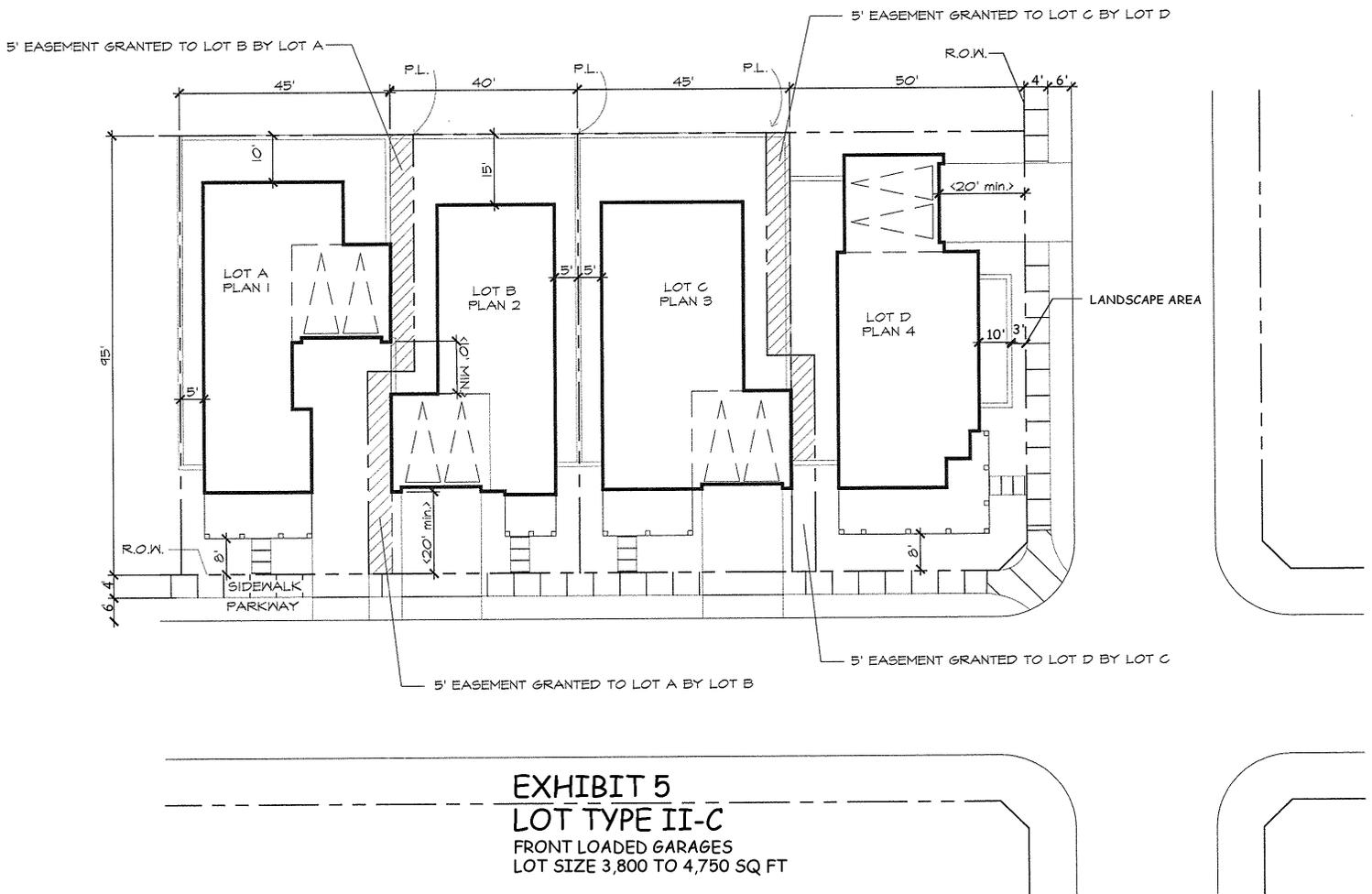


**EXHIBIT 4**  
**LOT TYPE I-B**  
 REAR LOADED GARAGES  
 LOT SIZE 2,700 TO 3,799 SQ FT

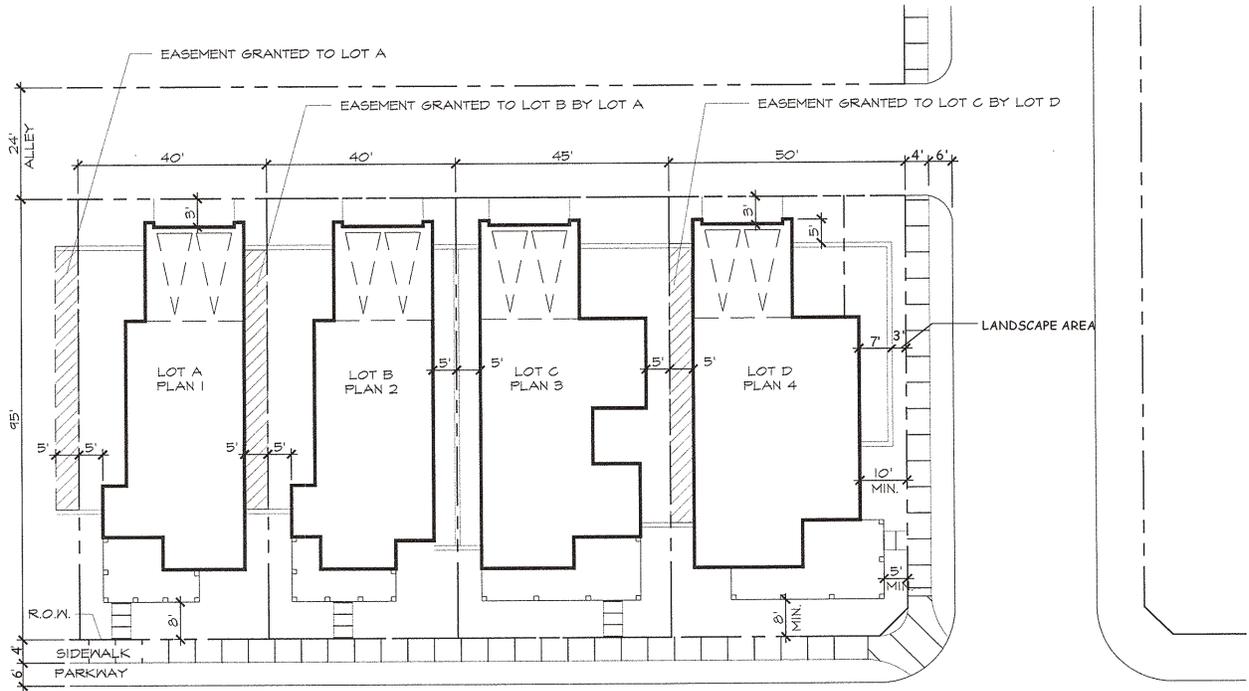
11. Type II – C, Front-loaded garage home with use easement, Lot sizes ranging from 3,800 to 4,750 square feet. (Please reference Exhibit 5).

a. The use easement in this example is created by what is commonly referred to as the paired Z-lot line.

- 1) A paired Z-lot line staggers or flips the use easement to alternating sides of the home, allowing a homeowner access to his neighbor's property for maintenance of the wall.
- 2) Entry to the home does not conflict with the private side yard, and visual impact at the entry is immediate, with the diagonal view through the home to the side or rear yard and beyond.
- 3) This concept allows natural light through all four sides of the home.
- 4) Floor plans for this concept shall be sensitive to privacy issues and address entries and garage access.



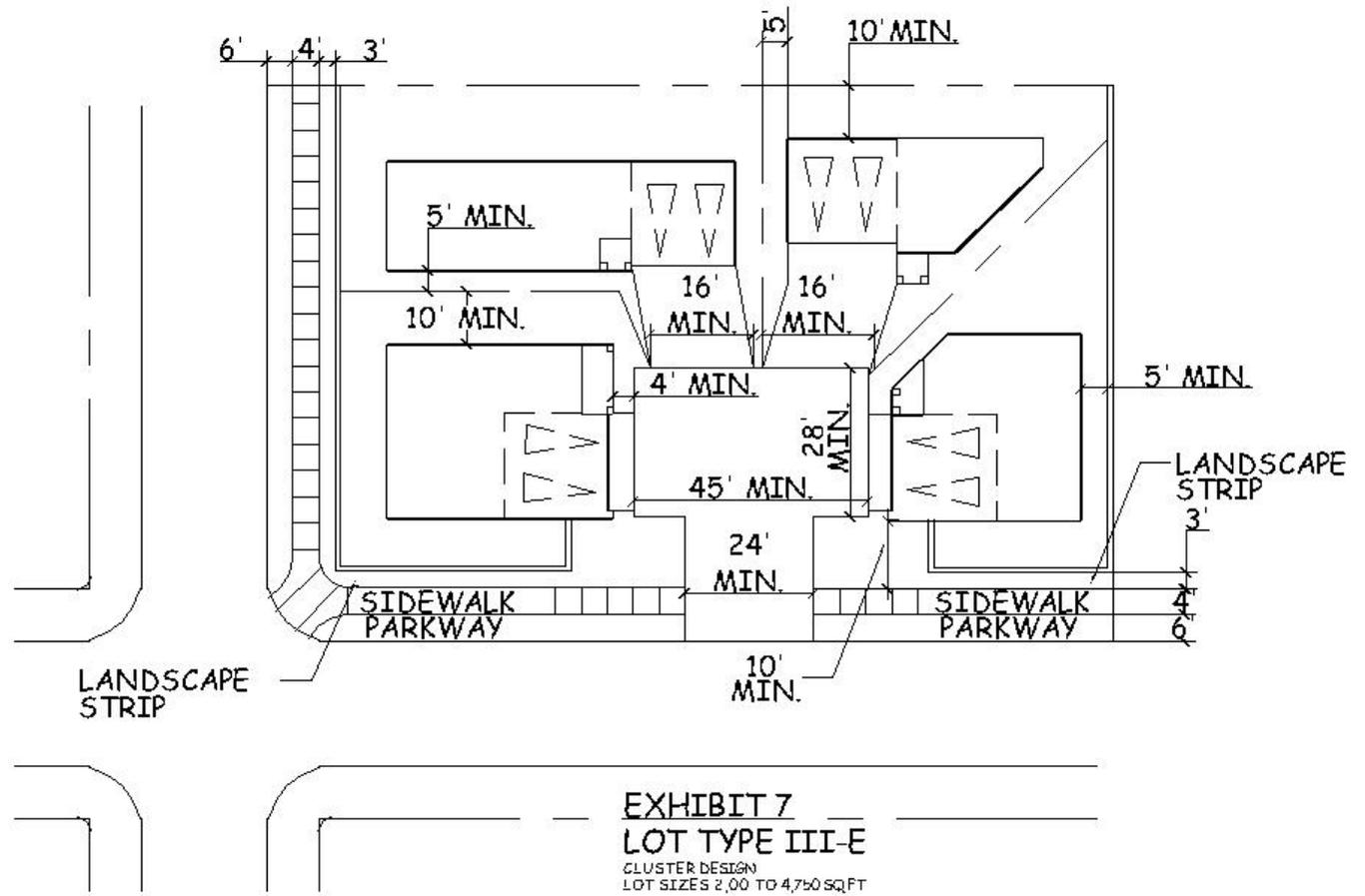
5. Type II-D, Rear-loaded garage home with lot sizes ranging from 3,800 to 4,750 square feet. (Please reference Exhibit 6).
  - a. This rear-loaded garage home can be one or two stories. Lots under these conditions feature homes highlighted by front porches or courtyards. At least one home plan in neighborhoods meeting these lot conditions should be designed expressly for corner sites. These home plans should incorporate wrap-around architecture, side entry garages and considerable one-story elements on the corner side yard.
  - b. The net density under typical conditions is 4.5 to 7 dwelling units per acre.



**EXHIBIT 6**  
**LOT TYPE II-D**  
 REAR LOADED GARAGES  
 LOT SIZE 3,800 TO 4,750 SQ FT

6. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Please reference Exhibit 7) A cluster type of development is a design that allows one driveway from a neighborhood street to serve as an access for four residences.

a) Exhibit 7 is an example of a cluster layout that may be used with either Type I or Type II size lots.



## J. DEFINITIONS

Except as specifically defined herein, all words in the small lot development and design standards shall have their customary dictionary definitions. For purpose of the small lot development and design standards certain words and terms used herein are defined as follows:

1. Courtyard - An outdoor area in front of a house encompassed by a wall less than four feet high.
2. Neighborhood Street - A street with a right of way of less than 60 feet that provides direct access to the residences.
3. Porch - A covered front or a side entrance to a building approximately the level of the first floor. It is is not a garage or a carport.
4. Use easement - A use easement is created when one side yard is shifted to the adjoining neighbor's lot resulting in one larger usable side yard for each home rather than two smaller side yards to allow property owners access to their neighbor's yard for maintenance and to allow for necessary roof and yard drainage.

SECTION 2: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or 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 provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 5: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2002.

AYES:

NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
MICHAEL L. MONTANDON, MAYOR

ATTEST:

\_\_\_\_\_  
EILEEN M. SEVIGNY, CITY CLERK