

**CITY OF WEST WENDOVER RESOLUTION #2007-25**

**A RESOLUTION AMENDING RESOLUTION #2004-18 REQUIRING A CASH DEPOSIT EQUAL TO THE DOLLAR AMOUNT OF LANDSCAPING IMPROVEMENTS REQUIRED IN ORDER FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BETWEEN NOVEMBER 1<sup>ST</sup> AND MARCH 1<sup>ST</sup> OF ANY YEAR FOR PROPERTY DEVELOPMENTS WITHIN THE CITY**

**WHEREAS**, the City of West Wendover has determined that it is in the public interest to require minimum landscaping standards and specifications for property developments within the City by adoption of Ordinance 2004-04 and adoption of Resolution 2004-18; and

**WHEREAS**, the City of West Wendover desires to promote cohesive residential, commercial and industrial developments and subdivisions with higher aesthetics; and

**WHEREAS**, the City of West Wendover desires to provide a better quality of life for its residents and visitors through the promotion of increased aesthetics through landscaping;

**WHEREAS**, due to associated local climate issues, it is understood that during certain months of a year the landscaping required under Ordinance 2004-04 and Resolution 2004-18 may not be accomplished prior to the issuance of a Certificate of Occupancy;

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of West Wendover, Nevada, does hereby set forth additional requirements to the policies, procedures and standards with regard to the minimum landscaping requirements provided for in Ordinance 2004-04 and Resolution 2004-18 as follows:

1. A cash deposit equal to the dollar amount of landscaping improvements required, in order for the Issuance of a Certificate of Occupancy between November 1<sup>st</sup> and March 1<sup>st</sup> of any year is required to be made to the City of West Wendover.
2. The City's Community Development Department will review the developers/builders landscaping plan and verify the deposit amount is adequate to cover the associated costs with the proposed landscaping.
3. Once approved and the deposit made, the City can proceed with the Issuance of a Certificate of Occupancy so long as all other City Development Requirements, Codes and Building Requirements have been met.
4. Upon request, after March 1<sup>st</sup> of any year, fifty percent (50%) of the deposit will be refunded to the person or business, which made the deposit. The remaining fifty percent (50%) will be refunded to the person or business, which made the deposit once the City has verified by inspection that all landscaping requirements have been met.
5. The City may waive the deposit requirement if the associated landscaping proposed is of a type in which live plant material is not used or otherwise meets the landscaping requirements of Ordinance 2004-04 and Resolution 2004-18 and is installed between the months of November 1<sup>st</sup> and March 1<sup>st</sup> of any year prior to the Issuance of a Certificate of Occupancy.

Upon introduction by Council Member Gorum, seconded by Council Member E. Carter, the above-described Resolution was duly passed and adopted.

**PASSED, SIGNED AND APPROVED** the 18 day of December, 2007.

CITY OF WEST WENDOVER, NEVADA

By: Josephine E. Thaut  
JOSEPHINE E. THAUT, MAYOR

ATTEST:

Anna E. Bartlome  
ANNA E. BARTLOME, CITY CLERK

## **CITY OF WEST WENDOVER RESOLUTION #2004-18**

### **A RESOLUTION ESTABLISHING THE MINIMUM STANDARDS AND SPECIFICATIONS FOR LANDSCAPING AND AESTHETICS FOR PROPERTY DEVELOPMENTS WITHIN THE CITY**

**WHEREAS**, the City of West Wendover has determined that it is in the public interest to require minimum landscaping standards and specifications for property developments within the City by adoption of Ordinance 2004-04; and

**WHEREAS**, the City of West Wendover desires to promote cohesive residential, commercial and industrial developments and subdivisions with higher aesthetics; and

**WHEREAS**, the City of West Wendover desires to provide a better quality of life for its residents and visitors through the promotion of increased aesthetics through landscaping.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of West Wendover, Nevada, does hereby set forth the policies, procedures and standards with regard to the minimum landscaping requirements provided for in Ordinance 2004-04 as follows:

As per City Code, the following landscape standards and specifications must be met prior to the issuance of a Certificate of Occupancy on any Development. Between November 1<sup>st</sup> and March 1<sup>st</sup> of a year, a Temporary Certificate of Occupancy may be issued so as to provide suitable weather for completion of the requirements as set forth herein.

1. R-1, R-2 and RMH ZONES
  - a. Minimum points are determined by the square footage of the lot.
  - b. One (1) point is required per square foot of the total lot area including areas covered by structures.
  - c. At least 55% of points must be located within the front yard of the home. Front yard is defined as that area within the front setback of the property.
  - d. Points are determined as provided for in Figure 1, examples shown as Figures 2 and 3.
  
2. RMF ZONES
  - a. A parcel must obtain a minimum of 49% coverage with landscaping.
  - b. Two and one half (2.5) points are required per square foot of the total parcel area including areas covered by structures.
  - c. Fencing, retaining walls and walkways will not be considered in meeting the requirements.
  - d. Points are determined as provided for in Figure 4, example shown as Figure 5 and 6.
  
3. ALL OTHER ZONES
  - a. Commercial and industrial parking areas and lots adjacent a public street (right of way) will include:
    1. A minimum of one (1) deciduous tree of five (5) gallon size or greater every sixty (60) lineal feet of perimeter on a public street.
    2. A minimum of one (1) evergreen tree of five (5) feet or higher every sixty (60) lineal feet of perimeter on a public street.
  - b. All other landscaping components including fencing, grass (lawn), shrubs, ornamental grasses and/or xeroscaping as determined by the approved site plan.

Upon introduction by Council Member Miera, seconded by Council Member Troyan, the above-described Resolution was duly passed and adopted.

PASSED, SIGNED AND APPROVED the 21 day of December, 2004.



TEST:

Anna E. Bartlome

ANNA E. BARTLOME, CITY CLERK

CITY OF WEST WENDOVER, NEVADA

By:

Josephine E. Thaut

JOSEPHINE E. THAUT, MAYOR

**FIGURE 1**

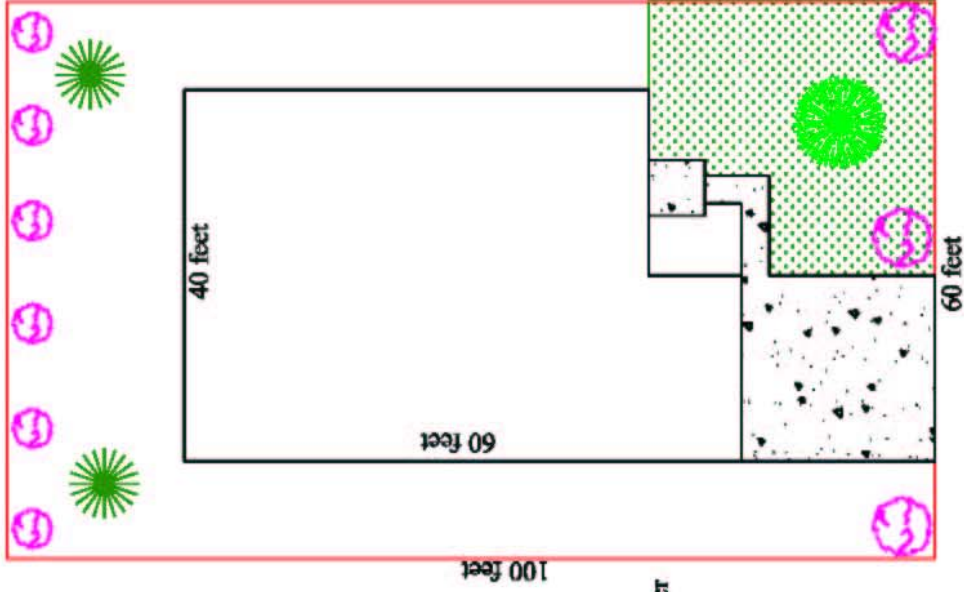
ITEM	DESCRIPTION	Point Value
<b>General Materials</b>		
Trees - Deciduous	2" or greater in caliper measured at base of trunk	1,500
	5 gallon container	750
	1 gallon to 2 1/2 gallon container	500
Trees - Evergreen	6 foot in height or greater measured from base of trunk	1,500
	5 gallon container	750
	1 gallon to 2 1/2 gallon container	500
Shurbs	5 gallon container or larger	250
	1 gallon to 2 1/2 gallon container	100
Grass - Bluegrass or Fescue	Per square foot of area	5
<b>*Xeroscaping Materials</b>		
Rock Gardens	Per square foot of area	8
Native Shrubs	5 gallon container or larger	300
	1 gallon to 2 1/2 gallon container	150
Native Grasses	2 1/2 gallon container or larger	250
	1/2 gallon to 1 gallon container	100
<b>Other Materials</b>		
Fence/Walls 3' Height (Wood, Chainlink, Vinyl/Rock, Brick or Landscape Block)	Per linear foot	50
Fence/Walls 4' Height or more (Wood, Chainlink, Vinyl/Rock, Brick or Block)	Per linear foot	75
Water Features which are designed to reuse water excluding evaporation	Per gallon	2

FIGURE 2

EXAMPLE No. 1

EXAMPLE No. 2

-  Deciduous Tree 2" caliper or greater
-  Deciduous Tree 5 gal.
-  Deciduous Tree 1 gal. to 2 1/2 gal.
-  Evergreen Tree 6' tall or greater
-  Evergreen Tree 5 gal.
-  Evergreen Tree 1 to 2 1/2 gal.
-  Shrub (native or other) 5 gal. or greater
-  Shrub (native or other) 1 to 2 1/2 gal.
-  Clump Grass (native or other) 2 1/2 gal. or greater
-  Clump Grass (native or other) 1/2 to 1 gal.
-  Grass (blue grass or fescue or other)
-  Rock Garden
-  Water Feature
-  Fence/Wall 3' height
-  Fence/Wall 4' height



Both examples denote standard R-1 Zoned lots meeting the minimum square footage requirement that being 6,000 square feet.

Example No. 1 shows general landscaping while Example No. 2 shows use of xeroscaping using native plants and a rock garden area.




















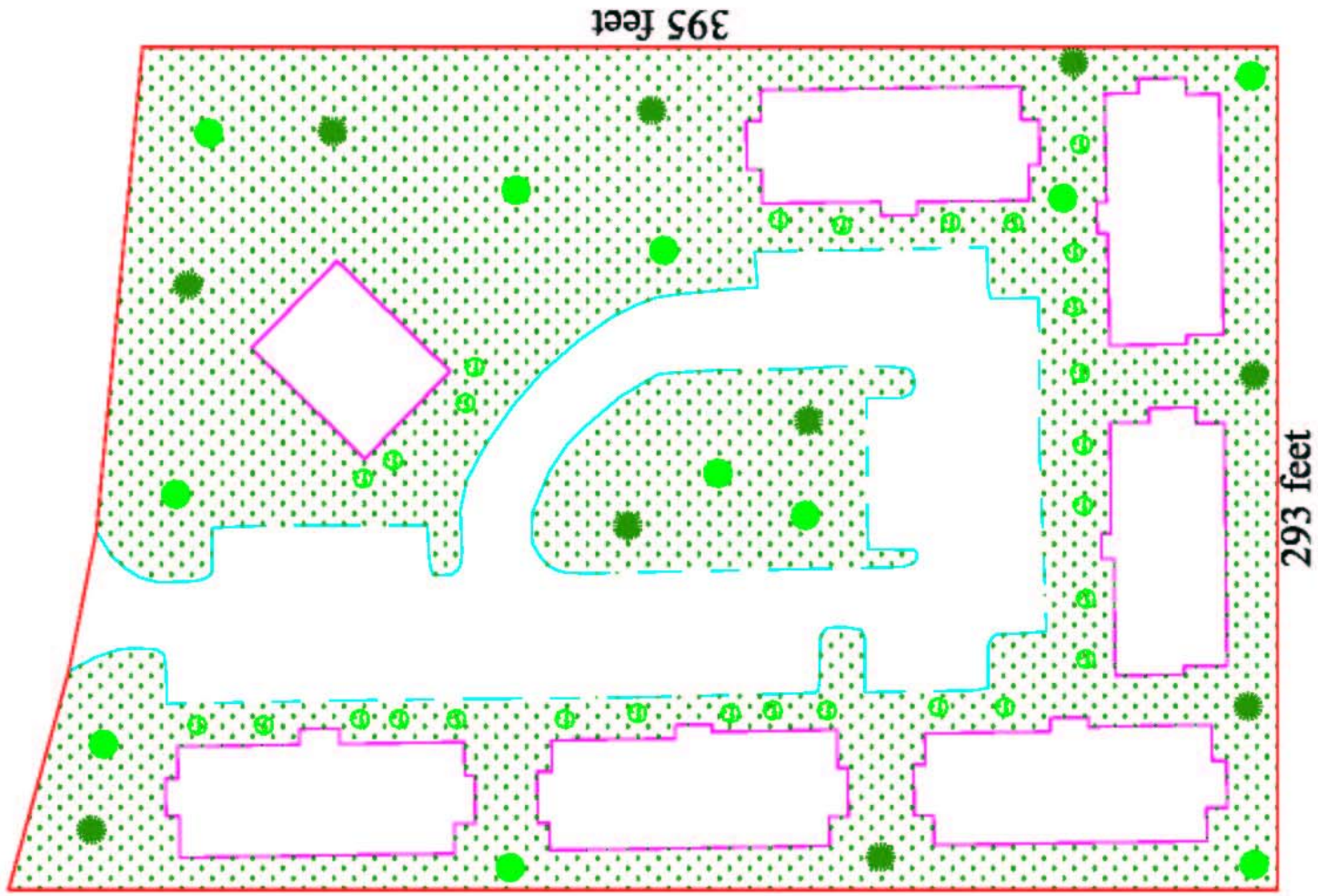
**FIGURE 4**

ITEM	DESCRIPTION	Point Value
<b>General Materials</b>		
Trees - Deciduous	2" or greater in caliper measured at base of trunk	1,500
	5 gallon container	750
	1 gallon to 2 1/2 gallon container	500
Trees - Evergreen	6 foot in height or greater measured from base of trunk	1,500
	5 gallon container	750
	1 gallon to 2 1/2 gallon container	500
Shurbs	5 gallon container or larger	250
	1 gallon to 2 1/2 gallon container	100
Grass - Bluegrass or Fescue	Per square foot of area	5
<b>*Xeroscaping Materials</b>		
Rock Gardens	Per square foot of area	8
Native Shrubs	5 gallon container or larger	300
	1 galling to 2 1/2 gallon container	150
Native Grasses	2 1/2 gallon container or larger	250
	1/2 gallon to 1 gallon container	100
<b>Other Materials</b>		
Water Features which are designed to reuse water excluding evaporation	Per gallon	2

# EXAMPLE No. 3

FIGURE 5

-  Deciduous Tree 2" caliper or greater
-  Deciduous Tree 5 gal.
-  Deciduous Tree 1 gal. to 2 1/2 gal.
-  Evergreen Tree 6' tall or greater
-  Evergreen Tree 5 gal.
-  Evergreen Tree 1 to 2 1/2 gal.
-  Shrub (native or other) 5 gal. or greater
-  Shrub (native or other) 1 to 2 1/2 gal.
-  Clump Grass (native or other) 2 1/2 gal. or greater
-  Clump Grass (native or other) 1/2 to 1 gal.
-  Grass (blue grass or fescue or other)
-  Rock Garden
-  Water Feature
-  Fence/Wall 3' height
-  Fence/Wall 4' height



Example denotes a standard RMF Zoned parcel meeting the minimum design criteria  
Parcel size approximately 121,503 square feet





**FIGURE 6**

**EXAMF EXAMPLE NUMBER THREE (121,503 sq.ft.)**

ITEM	DESCRIPTION	Point Value	Quan	Value	Total Value
<b>General Materials</b>					
Trees - Deciduous	2" or greater in caliper measured at base of trunk	1,500	10	15,000	15,000
	5 gallon container	750	0	0	0
	1 gallon to 2 1/2 gallon container	500	0	0	0
Trees - Evergreen	6 foot in height or greater measured from base of trunk	1,500	10	15,000	15,000
	5 gallon container	750	0	0	0
	1 gallon to 2 1/2 gallon container	500	0	0	0
Shurbs	5 gallon container or larger	250	28	7,000	7,000
	1 gallon to 2 1/2 gallon container	100	0	0	0
Grass - Bluegrass or Fescue	Per square foot of area	5	55,000	275,000	275,000
<b>*Xeroscaping Materials</b>					
Rock Gardens	Per square foot of area	8	0	0	0
Native Shrubs	5 gallon container or larger	300	0	0	0
	1 gallon to 2 1/2 gallon container	150	0	0	0
Native Grasses	2 1/2 gallon container or larger	250	0	0	0
	1/2 gallon to 1 gallon container	100	0	0	0
<b>Other Materials</b>					
			0	0	0
			0	0	0
			0	0	0
Water Features which are designed to reuse water excluding evaporation	Per gallon	2	0	0	0
				<b>312,000</b>	<b>312,000</b>
		% of Total			