

## The Las Vegas Preservation Ordinance

The historic buildings and neighborhoods of Las Vegas have contributed and continue to contribute to the well-being and healthy economy of the community. A city ordinance, addressing the maintenance and care of the community's historic resources is a reasonable way of helping to maintain the economic strength and unique quality of life in Las Vegas.

The Cultural-Historic Ordinance (#84-1), originally adopted by the city government in 1976, created the Las Vegas Design Review Board, which has done much to preserve Las Vegas's historic assets. This seven-member City Council-appointed board is charged with "the designation, preservation, protection, enhanced and perpetuation of those structures in Las Vegas which reflect outstanding elements of our culture and history." They meet monthly to review proposed alterations to historic property.

In 1995, the 1976 Cultural-Historic (C-H) Ordinance was revised, resulting in a clearer, more flexible law, while continuing to provide necessary protection for the historic built environment and traditional neighborhoods.

Good news for owners of historic property came in the form of a list of **Routine Alterations and Ordinary Maintenance** prepared in coordination with the revised C-H Ordinance. This list authorizes City of Las Vegas Community Development Department staff to give timely approval to many routine property alterations that comply with the guidelines of the Design Review Board. Previously, all proposed work to historic properties required Design Review Board review and approval; now, through this streamlined process, fewer projects must be decided by the board.

Further, in an effort to assist the applicants with maintaining and perpetuating the use of historic buildings, the law requires owners and tenants to maintain their buildings and authorizes ordinary maintenance and repairs without a Certificate of Approval. For example, the selection of paint no longer requires review and approval by the Design Review Board or staff, except for plans to paint brick or masonry that has not been previously painted.

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## Certificate of Approval Application Process

**1) Use this publication** to determine whether your property has been zoned Cultural-Historical (C-H) by the City of Las Vegas, individually or as a part of a C-H district. If your property carries the C-H designation, then continue below. If your property is not zoned C-H, then you should visit with a Community Development Department representative about the necessity and procedure for acquiring a development permit. You need not read this publication further. If, using the map and listings in this publication, you are unable to gauge whether your property has been zoned C-H, ask a representative from Community Development to help you.

**2) Use the Routine Alterations list in this publication** to determine whether the work you wish to do requires approval from Community Development staff or the Las Vegas Design Review Board (in the form of a Certificate of Approval), as well as a development permit.

**3) Complete the Application for Certificate of Approval.** For your convenience, you may also wish to complete an application for a development or building permit.

**4) Compile the following information** on legal size paper

- legal description of building/site of proposed work
- site plan
- building floor plan
- description of work to be performed
- recent photographs of building/site
- other information required as a part of the development or building permit application, if one is being filed at this time.

**5) Return the completed Application for Certificate of Approval** and related support documents (listed above) to Community Development staff for confirmation of completeness and forwarding of material to the Design Review Board, if required. Receive notification of date of Design Review Board public hearing at which your application will be discussed. If staff approval may be given for the proposed work, you will receive by mail a Certificate of Approval or denial of such approval within five working days of your receipt of your application.

**6) Attend the Design Review Board public hearing** at which your application will be discussed.

**7) You will receive written notification** of the decision of the Design Review Board regarding your application within five days of said decision. The notice will tell you how to proceed and provide information on the appeals process if necessary.

## Las Vegas Historic Preservation

# A Guide to the Permits and Procedures for working on Historic Property.

Inside:

- ✓ The Las Vegas Preservation ordinance explained
- ✓ Steps for approval to get a development permit
- ✓ A map indicating properties governed by local preservation law
- ✓ What work requires approval and a permit.

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**T**he Las Vegas Cultural-Historic Ordinance applies only to those properties which have been officially zoned C-H by the City of Las Vegas.

Districts which have been zoned C-H are shaded on the map. Properties located outside districts which have been individually zoned C-H are listed below.

Please note there are many additional historic properties which have been listed on the New Mexico Cultural Properties Register and the National Register of Historic Places, but are not zoned C-H by the City of Las Vegas. If you believe your property falls into this category, please contact the City of Las Vegas. If you believe your property falls into this category, please contact the City of Las Vegas Community Development Department or the New Mexico Historic Preservation Division (505/827-6320) of the applicable regulations before beginning work.

**Additional properties zoned C-H by the City of Las Vegas, but not necessarily indicated on the map:**

The Masonic Cemetery  
1111 South Pacific Street  
1100 Seventh Street  
1710 Eighth Street  
919 Sixth Street  
Gordon Jewelers  
606 Douglas Avenue

Historic YMCA Building  
612 Sixth Street

Chamber of Commerce/Museum Building  
727 Grand Avenue

Historic Las Vegas Armory  
917 Douglas Avenue

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