

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL  
SUBDIVISION OF THE STATE OF  
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-  
LIABILITY COMPANY; AND FORE STARS,  
LTD., A NEVADA LIMITED-LIABILITY  
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-  
LIABILITY COMPANY; AND FORE STARS,  
LTD., A NEVADA LIMITED-LIABILITY  
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL  
SUBDIVISION OF THE STATE OF  
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed  
Aug 22 2022 09:19 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

No. 84640

**JOINT APPENDIX,  
VOLUME NO. 13**

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Page)

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**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

180 LAND CO LLC, a Nevada limited liability company,  
FORE STARS, LTD, a Nevada limited liability company  
and SEVENTY ACRES, LLC, a Nevada limited liability  
company, DOE INDIVIDUALS I-X, DOE  
CORPORATIONS I-X, and DOE LIMITED LIABILITY  
COMPANIES I-X,

Plaintiffs,

v.

CITY OF LAS VEGAS, a political subdivision of the State  
of Nevada; ROE GOVERNMENT ENTITIES I-X; ROE  
CORPORATIONS I-X; ROE INDIVIDUALS I-X; ROE  
LIMITED-LIABILITY COMPANIES I-X; ROE QUASI-  
GOVERNMENTAL ENTITIES I-X,

Defendants.

Case No. A-17-758528-J

DEPT. NO.: XVI

**APPENDIX OF EXHIBITS  
TO CITY'S OPPOSITION TO  
"MOTION TO DETERMINE  
PROPERTY INTEREST"**

**VOLUME 2, PART 1**

Defendant CITY OF LAS VEGAS ("City") hereby submits its Appendix of Exhibits to  
Opposition to "Motion to Determine Property Interest."

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Appendix to City's Opposition to "Motion to Determine Property Interest"  
Case No. A-17-758528-J

Case Number: A-17-758528-J

Exhibit	Exhibit Description	Vol.	Bates No.
A	Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J (Nov. 21, 2018)	1	00001-00025
B	City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas)	1	00026-00036
C	City records regarding Peccole Land Use Plan and Z-34-81 rezoning application	1	00037-00055
D	City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application	1	00056-00075
E	2015 Aerial Identifying Phase I and Phase II boundaries	1	00076
F	City records regarding Peccole Ranch Master Plan and Z-139-88 Phase I rezoning application	1	00077-00121
G	Ordinance No. 3472 and related records	1	00122-00145
H	City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application	1	00146-00202
I	Excerpts of 1992 City of Las Vegas General Plan	2	00203-00256
J	1996 aerial identifying Phase I and Phase II boundaries	2	00257
K	City records related to Badlands Golf Course expansion	2	00258-00263
L	1998 aerial identifying Phase I and Phase II boundaries	2	00264
M	Excerpt of land use case files for GPA-24-98 and GPA-6199	2	00265-00267
N	Excerpts of Las Vegas 2020 Master Plan	2	00268-00283
O	Excerpts of 2005 Land Use Element	2	00284-00297
P	Excerpts of 2009 Land Use Element	2	00298-00307
Q	Excerpts of 2012 Land Use Element	2	00308-00323
R	Excerpts of 2018 Land Use Element	2	00324-00338
S	Ordinance No. 1582	2	00339-00345
T	Excerpt of the 1997 City of Las Vegas Zoning Code	2	00346-00347
U	Ordinance No. 5353	2	00348-00373
V	Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011	2	00374-00376
W	Deeds transferring ownership of the Badlands Golf Course	2	00377-00389
X	2015 aerial identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects	2	00390

Exhibit	Exhibit Description	Vol.	Bates No.
Y	Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan	2	00391-00394
Z	Parcel maps recorded by the Developer subdividing the Badlands Golf Course	2	00395-00423
AA	2019 aerial identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property	2	00424
BB	Second Amendment and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation; Case No. A-17-758528-J (May 15,19)	3	00425-00462
CC	General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications	3	00463-00483
DD	Transcript of February 15, 2017 City Council meeting	3	00484-00497
EE	Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J	3	00498-00511
FF	<i>Seventy Acre, LLC v. Jack Binion, et al.</i> , Nev. Sup. Ct. Case No. 75481 (Nev. 2020) (unpublished table decision)	3	00512-00518
GG	Letter from City of Las Vegas Office of the City Attorney to Chris Kaempfer, Re: Entitlements on 17 Acres (March 26, 2020)	3	00519
HH	2019 aerial identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation	3	00520
II	Miscellaneous Southwest Sector Land Use Maps	3	00521-00524
JJ	General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications	3	00525-00552
KK	Development Agreement (DIR-70539) application	3	00553-00638
LL	June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480.	3	00639-00646
MM	Docket for Case No. A-17-758528-J	4	00647-00735
NN	The City of Las Vegas' Petition for Removal of Civil Action, Docket No. 1 in United States District Court for the District of Nevada Case No. 2:19-cv-01467 (8/22/19)	4	00736-00742

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Exhibit	Exhibit Description	Vol.	Bates No.
OO	Order, Docket No. 30 in United States District Court for the District of Nevada Case No. 2:19-cv-01467-KJD-DJA, Order (2/12/20)	4	00743-00751
PP	Excerpt of the 1983 Edition of the Las Vegas Municipal Code	4	00752-00761
QQ	Ordinance No. 2185	4	00762-00766
RR	Staff Report for June 21, 2017 City Council Meeting – GPA-68385, WVR-68480, SDR-68481, and TMS-68482	4	00767-00793
SS	Notice of Entry of Order Nunc Pro Tunc Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019; Case No. A-17-758528-J (2/6/19)	4	00794-00799
TT	Notice of Entry of Findings of Fact and Conclusions of Law, Case No. A-17-758528-J (5/8/19)	4	00800-00815
UU	Order Granting the Landowners’ Countermotion to Amend/Supplement the Pleadings; Denying the City’s Motion for Judgment on the Pleadings on Developer’s Inverse Condemnation Claims, and Denying the Landowners’ Countermotion for Judicial Determination of Liability on the Landowners’ Inverse Condemnation Claims; Case No. A-17-758528-J (5/15/19)	4	00816-00839

1 DATED this 18<sup>th</sup> day of August, 2020.

2 By: /s/ Philip R. Byrnes

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25 *Attorneys for Defendant City of Las Vegas*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 18<sup>th</sup> day of August, 2020, a true and correct copy of the foregoing **APPENDIX TO CITY'S OPPOSITION TO "MOTION TO DETERMINE PROPERTY INTEREST" – VOLUME 2, PART 1** was electronically served with the Clerk of the Court via the Clark County District Court Electronic Filing Program which will provide copies to all counsel of record registered to receive such electronic notification.

/s/ Jelena Jovanovic  
An employee of McDonald Carano LLP



# EXHIBIT I

# EXHIBIT I

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

**CALL TO ORDER:**

6:00 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

CHAIRMAN HUDGENS called the meeting to order at 6:10 P.M.

**ROLL CALL:**

Sandra Hudgens, Chairman - Present  
Frank Dixon - Present  
Vice Chairman  
Eric Jordan - Excused  
Brian Moffitt - Present  
Marsha Pippin - Excused  
Richard Segerblom - Present  
Mark Solomon - Present

**STAFF PRESENT:**

Norman Standerfer, Director, Community Planning & Development  
Frank Reynolds, Deputy Director  
Community Planning & Development  
Howard Null, Administrative Officer, Community Planning & Development  
Robert Baggs, Chief, Comprehensive Planning, Community Planning & Development  
John McNellis, Public Works  
Val Steed, Chief Deputy City Attorney  
Linda Owens, Deputy City Clerk

**ANNOUNCEMENT**

Satisfaction of Open Meeting Law Requirements.

**GENERAL PLAN CITIZENS ADVISORY COMMITTEE MEMBER PRESENT:****NOTICE:**

This meeting has been properly noticed and posted at the following location:

Bradley Bldg., State of Nevada  
2501 E. Sahara Avenue  
Senior Citizen Center, 450 E. Bonanza Rd.  
Clark County Courthouse,  
200 E. Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

Abe Mayhan, Co-Chairman

CHAIRMAN HUDGENS announced this meeting is in compliance with the Open Meeting Law.

1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN.

Dixon -  
ADOPTED UPDATED CITY OF LAS VEGAS GENERAL PLAN  
Unanimous  
(Jordan and Pippin excused)

CLV305869  
00203

2392

# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION  
OF THE UPDATED CITY OF LAS VEGAS GENERAL  
PLAN. (CONTINUED)

NOTE: There was a unanimous vote in the affirmative from the four Commissioners present to hold the public hearing but not vote on the adoption of the General Plan. Commissioner Segerblom arrived after the vote and it was decided to continue the public hearing and vote on whether to adopt the updated General Plan. The required majority to adopt the General Plan is five members of the Planning Commission.

CHAIRMAN HUGGENS called the meeting to order at 6:10 P.M.

MR. REYNOLDS pointed out there is one revision to the proposed General Plan under Land Use Element, Page 11-16, Subsection 6., Development Review Requirements, last sentence of paragraph 1 to: "Unless otherwise adopted by the City Council, no level of service shall be established on a designated street or highway which results in a peak hour travel capacity Level of Service D."

GUY SANDERS, 1809 South Valley View, appeared to represent homeowners along Valley View in the area south of Oakley to Sahara. The traffic count shows this is a thoroughfare for emergency vehicles, large trucks, private cars, etc. There is a school zone in front of his house and the children have a problem crossing the street. This is not a residential area. Between Meadows Lane south to Tropicana Boulevard there are only 12 houses on Valley View; between Oakley to Sahara only four houses. He submitted pictures of the area and a petition with seven signatures and one letter requesting a zone change from residential to professional office or commercial. He contacted all the houses involved.

MR. REYNOLDS stated traffic on

CLV305870

00204

2393

# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

## PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	COMMISSION ACTION
	<p>1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN. (CONTINUED)</p> <p>major thoroughfares has increased. Staff recognizes certain areas need more study. In some cases zoning might have to be applied for on a case-by-case basis at a later date.</p> <p>GUY SANDERS said he has his house for sale, but is unable to sell it because of all the traffic on Valley View.</p> <p>COMMISSIONER SEGERBLON felt there would be the same amount of traffic if this area was developed professional office.</p> <p>GUY SANDERS said there would be enough parking on his property for an office use as well as on the other properties along Valley View.</p> <p>CHAIRMAN HUIGENS suggested he appear before the Planning Commission for a zone change and not a change on the General Plan.</p> <p>MR. STANDERFER said this is a subdivision that was permitted 20 years ago but now lots on major street frontages back up to those streets. All 12 lots should get together and apply for a zone change.</p> <p>COMMISSIONER SOLOMON felt this property should be considered in a zone change.</p> <p>MR. STANDERFER said that once this General Plan is adopted, when requests come in for rezoning, there is a section in the Land Use Element that says if this request for rezoning is not consistent with the Plan, then it be published as a request to amend the Plan.</p> <p>RILEY CANNON, 1908 Valley View, said due to the heavy traffic none of the property owners can sell their houses so some have rented them out and moved into another area. This is no longer a residential area.</p> <p>COMMISSIONER SOLOMON felt the houses facing Valley View have a concern, but not those on side</p>

CLV305871  
00205

2394

# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN. (CONTINUED)

streets.

MR. REYNOLDS reviewed the matrix presented at the meeting which described the public and Citizens Advisory Committee/staff comments on land use changes in each of the three City sectors. He indicated that the updated Master Plan of Streets and Highways should also be considered for adoption at this time as part of the General Plan. The matrix shows no citizen comments or changes in the northwest sector. The comments for the southwest and southeast sectors are as shown on the attached matrix. Also, a new map was presented at the meeting.

JOHN McNELLIS, Department of Public Works, said in the northwest portion of the city there are numerous County islands. When an annexation comes into the City it has to be determined as to the street classification. There has to be continuity going through County islands. There has been a deletion of Peak Drive between Rainbow and Buffalo. There was an overpass designation for Peak Drive to cross the Dean K. Gragson Highway. When it is taken off the Master Plan, that means it will not be an 80 or 100 foot wide street. Is that giving direction to staff that we may not even want it as a street?

MR. STANDERFER thought the maps were approved by all the departments that were concerned.

MR. REYNOLDS expressed his opinion that this Plan should be adopted because it includes updates of annexations. Small, fine tunings could be made. He agreed with Mr. McNellis that there should be continuity between County and City lands. Whatever is adopted at this meeting will be a recommendation to the City Council, but it can be revised by the City Council for a final version.

COMMISSIONER SEGERBLON asked what a Special Design Road is

CLV305872

00206

2395

**AGENDA**

ANNOTATED AGENDA AND FINAL MINUTES

*City of Las Vegas*

December 12, 1991

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION  
OF THE UPDATED CITY OF LAS VEGAS GENERAL  
PLAN. (CONTINUED)

JOHN McHELLIS said it is a road that has some type of drainage channel within its center or along side. One of these roads is Buffalo where there is a channel that goes down the center.

MR. STANDERFER explained that it's the responsibility of the Planning Commission to adopt the Plan. That adopted Plan goes before the City Council for review. If they want to change the Plan, those changes must be referred back to the Planning Commission for review.

CHAIRMAN HUGGENS read the General Plan Resolution.

CHIEF DEPUTY CITY ATTORNEY STEED amended the Resolution by changing the third WHEREAS to read: "WHEREAS, the General Plan includes the mandatory and optional subjects described in the 1989 Nevada Revised Statutes (N.R.S.), Chapter 278;" and changed the last paragraph after the words General (Master) Plan to include: "as considered and amended by the Commission on the date set below."

To be reviewed by the City Council on 1/22/92.

The public hearing adjourned at 7:05 P.M.

CLV305873

00207

2396

## NORTHWEST SECTOR

LAND USE PLAN PORTION  
GENERAL PLAN PUBLIC HEARING  
October 22, 1991

[illegible]



SOUTHWEST SECTOR

LAND USE PLAN PORTION  
GENERAL PLAN PUBLIC HEARING  
November 14, 1991

1985 PLAN	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RESPONSE	PLANNING COMMISSION RECOMMENDATION
CP7 SE corner Durango and Oakley - ML/L entire area	L - 10 ac along Durango R. Balance of property	ML - 10 ac along Durango L - Balance of Property	L - entire parcel	
CP9 SW corner Vegas and Buffalo - L entire area	L/ML	ML - west side of Buffalo L - Balance of property	Agree with public comment	

CP = Community Profile Map



SOUTHEAST SECTOR  
LAND USE PLAN PORTION  
GENERAL PLAN PUBLIC HEARING  
November 26, 1991

1985 COMMUNITY PROFILE MAP	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
CP5 P - NE corner Charleston and Campbell Drive.	SC - P-R ROI expired 1989 (11-72-89)	L or ML - entire area that is north of C-D zoned lots.	Agree	
CP5 R - second lot north of Charleston on westside of Shetland	Same as 1985 Plan	P - Same as 1985 Plan.	Agree	

CP = Community Profile Map

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF LAS VEGAS, NEVADA, ADOPTING THE GENERAL (MASTER)  
PLAN FOR THE CITY OF LAS VEGAS

WHEREAS, the City of Las Vegas has adopted a General Plan to guide the growth and development of the City; and

WHEREAS, the General Plan has been reviewed and amended periodically since its adoption, most recently in 1985; and

WHEREAS, the General Plan includes the mandatory and optional subjects described in the 1989 Nevada Revised Statutes (N.R.S.), Chapter 278; and

WHEREAS, the City desires to maintain its proper role in shaping future development within its existing and potential boundaries; and

WHEREAS, the City of Las Vegas has determined that a comprehensive review and assessment of the General Plan is desirable in light of changing fiscal, social and technical and development conditions; and

WHEREAS, a Citizens General Plan Advisory Committee developed and reviewed the future land use plan maps, the Downtown Development Plan Map, and the revised Master Plan of Streets and Highways; and

WHEREAS, a series of public hearings was held before the Planning Commission during the period of October 10 through December 12, 1991, and at the conclusion of said public hearings the Planning Commission adopted the General Plan with the following elements:

Land Use	Economic Development
Community Facilities	Housing
Infrastructure	Urban Design
Circulation	Environmental Quality
Public Finance	Historic Preservation

CLV053459  
00211

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Las Vegas hereby adopts the General (Master) Plan as considered and amended by the Commission in the date set forth below which includes: all text, including the goals, objectives, policies and programs and the evaluation and implementation matrix; future land use maps; the Downtown Development Plan and the Master Plan of Streets and Highways.

PASSED and ADOPTED this 12th day of December, 1991.

  
SANDRA HUDGENS, CHAIRMAN

ATTEST:

  
Kathleen M. Tighe, City Clerk

CLV053460  
00212

## AGENDA &amp; MINUTES

Page 32

ITEM	COUNCIL CHAMBERS • 400 EAST STEWART AVENUE	ACTION
VIII. NEW BILLS TO BE REFERRED TO A STUDY COMMITTEE OR RECOMMENDING COMMITTEE	A. Bill No. 92-2 -- Adopts a New General Plan for the City of Las Vegas, Nevada  Sponsored by:  Councilman Scott Higginson	First Reading and Referred - FULL COUNCIL  2/18/92 Recommending Committee 2/19/92 Agenda
B. Bill No. 92-3 -- Adopts the City of Las Vegas Water Distribution Authorization Program	Sponsored by:  Councilman Scott Higginson	First Reading and Referred - COUNCILMAN HIGGINSON AND MAYOR JONES  2/18/92 Recommending Committee 2/19/92 Agenda  (11:35-11:42)

CLV305900

00213

ANNOTATED AGENDA  
RECOMMENDING COMMITTEE MEETING  
4:00 P.M., COUNCIL CHAMBERS  
CITY HALL, 400 EAST STEWART AVENUE

FEBRUARY 18, 1992

ATTENDANCE: Mayor Jones  
Councilman Nolen  
Councilman Adamsen  
Councilman Higginson  
Councilman Hawkins  
Bill Noonan, City Manager  
Tom McPherson, Deputy City Manager  
Larry Barton, Deputy City Manager  
Jan Bruner, Assistant City Manager  
Val Steed, Chief Deputy City Attorney  
Emmett Lally, Deputy City Attorney  
Frank Reynolds, Deputy Director, Community Planning and Development  
Howard Null, Administrative Officer of Special Projects, Community Planning and Development  
Richard Welch, Director, Economic & Urban Development  
John Schlegel, Deputy Director, Community Planning and Development  
Marge Hether, Acting Director, Business Activity  
Robert Baggs, Chief of Comprehensive Planning, Community Planning and Development  
Eric King, Development Officer, Economic & Urban Development

CALL TO ORDER: Called to order by Councilman Nolen at 4:15 p.m.

ANNOUNCEMENT MADE: Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board  
Senior Citizen Center, 450 E. Bonanza Road  
Election Department, 333 S. Sixth Street  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

1. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA  
Committee: Full Council

JOHN SCHLEGEL advised the Council what the General Plan contained.

COUNCILMAN HIGGINSON made several recommended changes to the General Plan.

COUNCILMAN ADAMSEN also recommended some changes to the General Plan.

COUNCILMAN NOLEN said he does not have any concerns with the General Plan.

COUNCILMAN HAWKINS said his concerns have already been incorporated into the General Plan.

114 ✓

CLV305877  
00214



COUNCILMAN HIGGINSON pointed out that the changes can be incorporated into the General Plan, but State Law requires that the changes be reviewed by the Planning Commission.

VAL STEED said after the General Plan is reviewed by the Planning Commission the City Council will have another opportunity to review it.

JAMES McCALL appeared stating he has a concern about a 20 acre parcel that runs 660 feet north by 1320 feet east at the northeast corner of Washington and Buffalo which is designated to be medium to low density. He did not feel it is suitable for medium to low density because of the surrounding area. The Buffalo drainage ditch went through this parcel when the ditch was realigned. He would like this parcel rezoned to commercial.

COUNCILMAN HIGGINSON recommended that parcel be designated as general commercial and medium to low density.

COUNCILMAN NOLEN felt the Gaming Enterprise Zones should be indicated in the General Plan.

COUNCILMAN NOLEN made a motion to refer the General Plan back to the Planning Commission for their review and comments on the changes. Motion carried unanimously.

NOTE: A Verbatim Transcript made a part of these minutes.

2. BILL NO. 92-3 - ADOPTS THE CITY OF LAS VEGAS WATER DISTRIBUTION  
AUTHORIZATION PROGRAM  
Committee: Councilman Higginson and Mayor Jones

COUNCILMAN HIGGINSON said there will be 7,444 acre feet of water available for the City. He felt a process other than a first come first serve basis must be used to allocate that water. The system outlined in this bill insures the least amount of public funds be expended to meet public services by establishing a point system which encourages growth in those areas which will have the least impact on public needs and public services. It does not interfere with the zoning process. This provides legal protection and can respond to changes in the marketplace.

JAMES McCALL brought up the fact that there are a lot of water wells in Las Vegas.

BOB WEIDEN, Commercial Marketing Group, appeared stating he was concerned about the project reservation categories.

RON REISS, Realtor, 3625 South Mojave, appeared stating he was concerned

TRANSCRIPT - Item No. 2 - BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY  
OF LAS VEGAS, NEVADA

between the low-rise apartment and the single-family attached, what's your response to taking the low-rise apartment back down to 18 and having that spread instead of being approximately 4 units per acre be more realistic for medium density and that would be 6 units per acre and then allow 18 to 25 going from medium to high.

JOHN SCHLEGEL:

That seems reasonable.

COUNCILMAN ADAMSEN:

And one more question I have as it relates to something that we did in the Master Plan Amendment back in late '87-'88, Abe, were you going to speak on this as it relates to Westcliff from Cimarron west because I had a question from staff. You have it striped which is low to medium low which if you take in the current development trends of the neighborhood you would see single-family or you'd see a beltway of low along Westcliff and then more of a medium low to the north, so rather than having diagonal stripes have a horizontal stripe along Westcliff from Cimarron almost to Durango and then have the stripe designation north of the low density buffer that we'd have on the north side of Westcliff west of Cimarron.

ABE MAYHAN:

You're talking about splitting it at the 600 foot marker halfway between Parkway and Westcliff.

COUNCILMAN ADAMSEN:

Exactly and we have existing development of that nature currently. I would like to see that reflected in this Plan update. Do you -- would you concur with that as the representative of the Westcliff Homeowners' Association, Abe?

ABE MAYHAN:

Yes, since you're bringing that front section 600 feet down.

COUNCILMAN ADAMSEN:

Down below and then put the diagonal stripe above it 600 feet back which would be in conformance with what is currently being developed there. I would just like to see some continuity. There was also the question of West Charleston at Fort Apache/Rampart where they intersect. We currently have an ongoing application there. With that application forthcoming would we want to be proactive and take a look at that corner as it relates to commercial and eliminating the residential, low residential, just immediately north of the commercial on the northeast corner of West Charleston?

JOHN SCHLEGEL:

I don't believe they've come forward totally with that proposal yet. I think we're aware of what they're proposing to do in there but --

COUNCILMAN ADAMSEN:

We've taken the first step inasmuch as we've reverted to acreage, the zoning for that classification immediately north of the commercial.

JOHN SCHLEGEL:

Perhaps the land owner ought to step forward and

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TRANSCRIPT - Item No. 2 - BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY  
OF LAS VEGAS, NEVADA

make -- let us know exactly what the proposal would be for that, that corner.

COUNCILMAN ADAMSEN: Okay. So you don't think it would be appropriate at this time to make that reflection in this Master Plan?

JOHN SCHLEGEL: Well, that's, that's up to you. I just don't know what we can put on the map since we really don't have anything on a drawing yet to show us what they had in mind.

COUNCILMAN ADAMSEN: Well, what I have seen from the developer is commercial and with the first step we've taken of reverting it to acreage it's my understanding that the application is forthcoming. While we're in the process of doing this Master Plan Update, I thought that should be incorporated so that again people that look at the Master Plan as a guide know what is intended for that particular area at the times they may be purchasing or developing homes in that area.

JOHN SCHLEGEL: Well, we can do that but we're going to need to get a map from the land owner.

COUNCILMAN ADAMSEN: Okay.

JOHN SCHLEGEL: To incorporate that change into this map.

COUNCILMAN ADAMSEN: Let's see if we can do that and do it expeditiously between now and the March 4th meeting.

JAMES McCALL: When may I interject some comment here?

COUNCILMAN ADAMSEN: When we're, I imagine --

JAMES McCALL: At the end when all these --

COUNCILMAN HIGGINSON: I would imagine after all the Council has their comments.

COUNCILMAN ADAMSEN: The vast majority now of Ward 2 lies in master planned communities and we're getting to the point where we don't have a lot of infill. We have that County island, John, on West Sahara north up to about Oakey. There's a question in there as whether we wanted to make that Desert Rural or Rural inasmuch as it's almost completely developed. I would prefer to see that in the Desert Rural/Rural category and not have any low density in terms of that County island even though it's not under control in the event that we, at some point in the future, annex that County island that is north of Sahara right around Lindell, Lindell Road.

JOHN SCHLEGEL: Councilman, I'm sorry we were distracted on something else.

COUNCILMAN ADAMSEN: All right. John, it's pretty much taken care of but it's something I'd like you to get with me

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## AGENDA &amp; MINUTES

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ITEM	COUNCIL CHAMBERS • 400 EAST STEWART AVENUE	ACTION
VI. REPORTS FROM COMMITTEES		
A. <u>RECOMMENDING COMMITTEES</u>		
<u>BILL ELIGIBLE FOR ADOPTION AT THIS MEETING</u>		
1. BILL NO. 92-1 - CREATES SPECIAL IMPROVEMENT DISTRICT NO.1431 (CRESCENT DRIVE). Committee: Councilmen Higginson and Adamsen	HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS	Clerk to proceed with second publication
First Reading - 1/22/92	****	No discussion was held.
First Publication: 2/5/92	(10:47)	
<u>Recommending Committee</u> - 2/3/92 ADOPTION at the 2/19/92 City Council meeting.		
<u>City Council</u> - 2/5/92 No Action Taken		
<u>BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING (SEE "RECOMMENDATION" FOR SPECIFIC BILL)</u>		
2. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA Committee: Full Council	BILL REFERRED back to Planning Commission	
First Reading - 2/5/92		
First Publication: NONE		
<u>Recommending Committee</u> - 2/18/92 REFERRED BACK TO PLANNING COMMISSION		

CLV305898  
00218

TO:  
The City Council

FROM:

Val Steed *Val Steed*  
Chief Civil Deputy Attorney

SUBJECT:

Bill No. 92-2: Adopts a new General Plan for the City of Las Vegas, Nevada

PURPOSE/BACKGROUND

This bill will adopt a new General Plan for the City. The new Plan was adopted by the Planning Commission on December 12, 1991. The Plan will become effective upon the adoption and publication of this bill, although many of the regulatory-related aspects of the Land Use Element of the Plan will be implemented by future ordinances.

Details concerning the Plan and how it differs from the current Plan will be provided in memorandum form by the Department of Community Planning and Development.

FISCAL IMPACT

NONE

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

Agenda Item

VI.A.2

CLV305899

00219

# AGENDA

MARCH 12, 1992

## *City of Las Vegas* **PLANNING COMMISSION** COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

### DIRECTOR'S BUSINESS:

1. CONSIDERATION OF CHANGES TO GENERAL PLAN  
 PROPOSED BY CITY COUNCIL

Solomon -  
 APPROVED CHANGES TO GENERAL PLAN  
 AS PRESENTED.  
 Unanimous  
 (Segerblom and Pippin excused)

FRANK REYNOLDS stated the City  
 Council Recommending Committee, on  
 2/18/92, reviewed the comments and  
 recommendations from the Planning  
 Commission's public hearings.  
 There were several items they  
 would like to revise:

Map 5 - Northwest Sector Future  
 Land Use:

1. A portion of the parcel at  
 Rainbow and Centennial was revised  
 back from General Commercial to D-  
 R. This area was non-conforming  
 commercial and excessive.

2. Parcel at northeast corner of  
 U.S. 95 and Elkhorn, which is  
 Elkhorn Ranch, was R-PD6. That  
 density needs to be reduced from  
 ML to L.

3. Lone Mountain east of U.S. 95  
 has been reduced from L-ML to L.  
 It was not felt the buffer of ML  
 needed to be brought around the  
 corner.

4. Parcel at southeast corner of  
 Lone Mountain and Torrey Pines has  
 been reduced from L-ML to L.

5. Parcels north and south of  
 Craig, west of Gragson, reduce  
 from Service Commercial to ML to  
 more properly reflect that area.

6. Parcel at northwest corner of  
 Ann and Buffalo was shown as ML/L.  
 The eastern two-thirds of the  
 development is L and the western  
 one-third is R.

On all three maps on the  
 Residential Land Use  
 classification under the  
 Development Intensity Level the  
 single family use equivalents,  
 they decided to remove the  
 Optional Mobile Home designation  
 from both the Low and Medium Low  
 categories and to delete the  
 Congregate Care Bed Facility as an  
 option under the Single Family  
 Equivalency. Gaming Enterprise  
 Districts have been shown on Map

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**AGENDA**

MARCH 12, 1992

*City of Las Vegas*  
**PLANNING COMMISSION**  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. CONSIDERATION OF CHANGES TO GENERAL PLAN  
PROPOSED BY CITY COUNCIL (CONTINUED)

11.

Map 6 - Southwest Sector Future  
Land Use Map:

1. The parcel at the northeast  
corner of Buffalo and Washington,  
was revised from Medium Low to  
Medium Low/Service Commercial.

2. Parcel at the northwest corner  
of Cimarron and Westcliff was  
revised from Low/Medium Low to  
Low.

3. Parcel in vicinity of  
Rampart/Durango and  
Charleston/Alta; revise to conform  
to revised Peccole Ranch Master  
Plan (SC and L).

4. The County island between  
Jones and Lindell, between Sahara  
and Charleston, the actual land  
uses in there were field checked  
and instead of the Low they are  
D-R. The General Plan also shows  
the gaming activities approved for  
Summerlin and one for Peccole  
Ranch. This will go back to the  
Recommending Committee and be  
approved by the City Council on  
4/1/92.

There was no one present to speak  
in opposition.

To be heard by the Recommending  
Committee on 3/16/92 and City  
Council on 4/1/92.

(B:58-9:11)

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APRIL 1, 1992

## AGENDA &amp; MINUTES

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ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

## VI. REPORTS FROM COMMITTEES

## A. RECOMMENDING COMMITTEES

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

1. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA

Committee: Full Council

First Reading - 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92  
REFERRED BACK TO PLANNING COMMISSIONCity Council - 2/19/92  
NO ACTION TAKENRecommending Committee - 3/16/92  
ADOPTION at the 4/1/92 City Council meeting.

HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS (Jones excused)

Clerk to proceed with second publication

\*\*\*

No discussion was held.

(9:52 to 9:54)

2. BILL NO. 92-6 - AMENDS THE REDEVELOPMENT PLAN IN EFFECT FOR THE REDEVELOPMENT AREA BY DELETING THEREFROM AND ADDING THERETO VARIOUS DEFINITIONS OF DESIGNATED LAND USE PERMITTED IN THE REDEVELOPMENT AREA AND CHANGING SOME OF THE DESIGNATED LAND USES.

Committee: Councilmen Nolen and Hawkins

First Reading: 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92  
To be adopted at the same time as Bill No. 92-2 which has been referred back to the Planning Commission.City Council - 2/19/92  
NO ACTION TAKEN

NOTE: BILL TO BE ADOPTED AT THE SAME TIME AS BILL NO. 92-2.

NOLEN - Second Reading and BILL ADOPTED - UNANIMOUS

Clerk to proceed with second publication

\*\*\*

NOTE: Previous motion by Nolen to amend BILL FAILED with Higginson, Adansen and Jones voting "NO".

NOTE: VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

(9:54 to 9:58)

  
APPROVED AGENDA ITEM

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## CITY COUNCIL MINUTES

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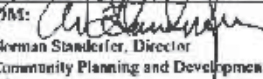
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CITY OF LAS VEGAS

Date

## INTER-OFFICE MEMORANDUM

March 13, 1992

<b>TO:</b> Mayor Jan Laverly Jones Councilman Bob Nolen Councilman Arnie Adamsen Councilman Scott Higginson Councilman Frank Hawkins, Jr.	<b>FROM:</b>  Norman Standerfer, Director Community Planning and Development
<b>SUBJECT:</b> BACK-UP FOR RECOMMENDING COMMITTEE MEETING OF MARCH 16, 1992 ITEM NO. 4: BILL NO. 92-2: ADOPT A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS	<b>COPIES TO:</b> William Noonan, City Manager Kathy Tighe, City Clerk Larry Barton, Deputy City Mgr. Val Steed, Chief Dep. City Atty Tom McPherson, Dep. City Mgr. Bob Sylvia, Deputy City Atty. Jan Bruner, Assistant City Mgr. Frank Reynolds, Deputy Dir. Richard Welch, Director, DEUD Larry Bender, Chf. Urban. Dev.

The Planning Commission, at their meeting of March 12, 1992, reviewed the revisions to the General Plan proposed by the City Council Recommending Committee at their February 18, 1992 meeting. They concurred with all revisions and unanimously adopted the General Plan with these revisions:

- \* Revise Land Use Element Table 3, and Residential Land Use Classification Schedule on legend of all Sector Future Land Use Maps, to:
  - \* Delete Mobile Home (7.14) notation from L and ML categories
  - \* Delete Congregate Care/Resid notation from L category
- \* Map 5: NW Sector Future Land Use
  - \* Parcel at Rainbow/Centennial: revise from GC to DR
  - \* Parcel at NE corner US95/Elkhorn (Elkhorn Ranch): revise from ML to L (=R-PD 6)
  - \* Parcel at NE corner US95/Lone Mountain: delete segment of ML along Lone Mtn. (to L)
  - \* Parcel at SE corner Lone Mountain/Torrey Pines: revise from LML to L
  - \* Parcels at Granger/W. Craig: revise from SC to ML
  - \* Parcel at NW corner Ann/Buffalo: revise from ML/L to L (east 2/3); R west (1/3)
  - \* Show "Gaming Facility" reference
- \* Map 6: SW Sector Future Land Use
  - \* Parcel at NE corner Buffalo/Washington: revise from ML to ML/SC
  - \* Parcel at NW corner Cimarron/Westcliff: revise from LML to L
  - \* Parcel in vicinity of Rampart/Durango and Charleston/Altam: revise to conform to revised Peccole Ranch Master Plan (SC and L)
  - \* Parcel in vicinity of Jones/Landell and Sahara/Charleston (County island): revise to DR
  - \* Show "Gaming Facility" reference
- \* Map 7: SE Sector Future Land Use
  - \* No revisions
- \* Make new (11" x 17") Gaming Enterprise Zone Map to include in Land Use Element as an informational item only (new Map No. 11)

CV 3207

 CLV218631  
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BILL NO. 92-2

ORDINANCE NO. 3636

AN ORDINANCE TO ADOPT A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA, INCLUDING MANDATORY AND OPTIONAL ELEMENTS THEREOF AS REQUIRED BY CHAPTER 278 OF NEVADA REVISED STATUTES; AMENDING TITLE 19, CHAPTER 2, SECTION 20, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, TO REFLECT THE ADOPTION OF SAID PLAN; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored By: Councilman Scott Higginson Summary: Adopts a new General Plan for the City of Las Vegas, Nevada.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The General Plan of the City of Las Vegas, Nevada, adopted by the Planning Commission on December 12, 1991, and approved for adoption by the City Council on the 1st day of April, 1992, is hereby adopted as the master plan for the City as required by Chapter 278 of Nevada Revised Statutes (NRS). The General Plan includes mandatory and optional elements described in NRS Chapter 278 and includes text, future land use maps, the Downtown Development Plan, and the Master Plan of Streets and Highways. The General Plan shall be on file in the office of the Department of Community Planning and Development.

SECTION 2: Title 19, Chapter 2, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19.02.020: (A) This Title is adopted in order to conserve and promote the public health, safety, morals and general welfare of the City and the present and future inhabitants of the City.

(B) This Title is adopted in conformity with and in consonance with the Comprehensive General Master [Plans] Plan of the City of Las Vegas [as adopted by the City Council on March 2, 1960, and February 5, 1975.], the initial version of which was

1 adopted in 1960 and the most recent version of which was adopted  
2 on April 1, 1992. In this regard this Title is  
3 designed to improve the safety and convenience and lessen  
4 congestion in the public streets, to provide adequate protection  
5 against fire, panic and other dangers, to provide adequate light  
6 and air, to prevent the overcrowding of land, to avoid undue con-  
7 centration of population, to facilitate the adequate provision of  
8 transportation, water, sanitary sewerage, storm drainage,  
9 schools, parks, recreation and other public conveniences and  
10 necessities, to maintain the character of land uses in the  
11 various property districts, to conserve the value of land and  
12 buildings and protect investment in same, and to encourage the  
13 [utmost property] most desirable uses of the land.

14 (C) This Title is adopted to protect the character,  
15 social advantages and economic stability of the residential, com-  
16 mercial, industrial and other areas within the City and to assure  
17 the orderly, efficient and beneficial development of such areas.

18 SECTION 3: The adoption of the General Plan referred  
19 to in this Ordinance shall not be deemed to modify or invalidate  
20 any proceeding, zoning designation, or development approval that  
21 occurred before the adoption of the Plan nor shall it be deemed  
22 to affect the Zoning Map adopted by and referred to in LVMC  
23 19.02.040.

24 SECTION 4: The General Plan adopted by this Ordi-  
25 nance and any of its constituent elements may be amended by reso-  
26 lution of the City Council, subject to applicable procedures and  
27 requirements set forth in Nevada Revised Statutes; provided,  
28 however, that any repealer, replacement, or comprehensive amend-  
29 ment of or to the General Plan shall be by means of ordinance.

30 SECTION 5: If any section, subsection, subdivision,  
31 paragraph, sentence, clause or phrase in this ordinance or any  
32 part thereof, is for any reason held to be unconstitutional or



1 invalid or ineffective by any court of competent jurisdiction,  
2 such decision shall not affect the validity or effectiveness of  
3 the remaining portions of this ordinance or any part thereof.  
4 The City Council of the City of Las Vegas, Nevada, hereby  
5 declares that it would have passed each section, subsection, sub-  
6 division, paragraph, sentence, clause or phrase thereof irrespec-  
7 tive of the fact that any one or more sections, subsections, sub-  
8 divisions, paragraphs, sentences, clauses or phrases be declared  
9 unconstitutional, invalid or ineffective.

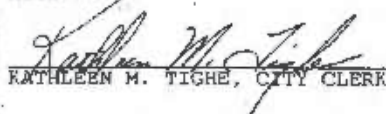
10 SECTION 6: All ordinances or parts of ordinances,  
11 sections, subsections, phrases, sentences, clauses or paragraphs  
12 contained in the Municipal Code of the City of Las Vegas, Nevada,  
13 1983 Edition, in conflict herewith are hereby repealed.

14 PASSED, ADOPTED AND APPROVED this 1st day of April  
15 1992.

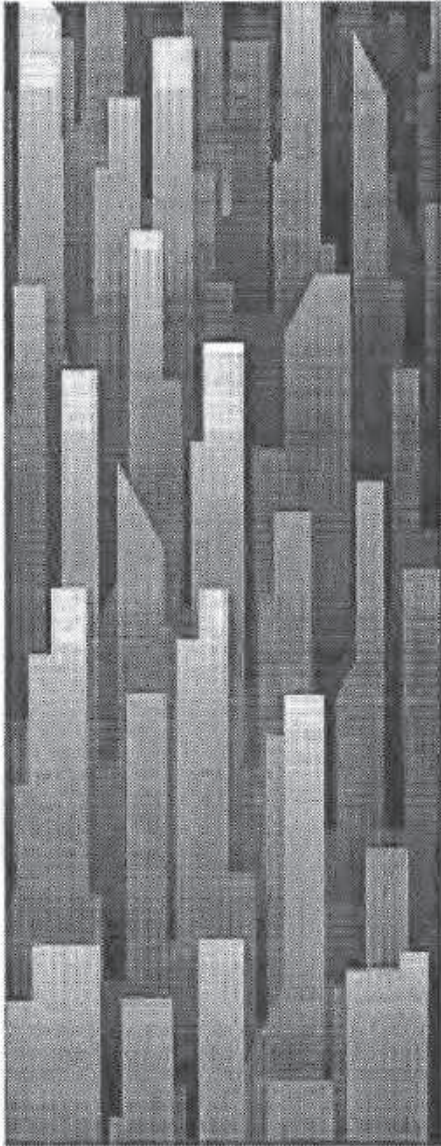
16 APPROVED:

17  
18 BY   
JAN LAVERTY JONES, MAYOR  
OK  
4-4-92

19 ATTEST:

20   
21 KATHLEEN M. TIGHE, CITY CLERK  
22  
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# GENERAL PLAN



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Land Use  
Community Facilities  
Infrastructure  
Circulation  
Public Finance  
Economic Development  
Housing  
Urban Design  
Environmental Quality  
Historic Preservation

***City of Las Vegas***

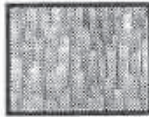


400 E. Stewart  
Las Vegas, NV 89101

Adopted by City Council April 1, 1992  
Effective Date April 5, 1992

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00227

**2416**



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- III. Community Facilities
- IV. Infrastructure
- V. Circulation
- VI. Public Finance
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- VIII. Housing
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- X. Environmental Quality and Natural Resource Conservation
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## 2.1 Background

Land Use is the central element of the General Plan. The Land Use Plan is an expression of the City's goals for what its future pattern of development should be. It identifies the areas that are to be devoted to various land use types, including residential, commercial, industrial and various public land uses. The Land Use Plan also identifies the densities (for residential land uses) and intensities (for commercial and industrial land uses) which are desired, and the principles and standards which should be applied in implementation of land use decisions.

### 2.1.1 Relationship to Other Elements

In addition to being an important individual component, the Land Use Element is the keystone that ties together the following elements of the General Plan, as briefly described below:

#### *Community Facilities Element*

Land use impact considerations are essential to decisions for the location and physical needs of the following community facilities:

- Parks, Recreation and Cultural Facilities
- Police, Courts and Detention Facilities
- Fire Protection Facilities
- Education Facilities
- Library Facilities

The types of community facilities required vary with the types of land uses in various locations throughout the City. For example in the rural/agricultural Northwest area, the primary interest in parks, recreation and cultural facilities is equestrian trails. These trails will allow permanent access to the large public land (BLM and Floyd Lamb State Park) areas, in lieu of the

altogether too common practice of the past of gradual urbanization surrounding equestrian developments and cutting off such access. A series of parks can be developed as nodes along these trails. In contrast, more urban type park facilities are desired in higher density areas of the City.

#### **Circulation Element**

Land use considerations are related directly to the circulation systems (street, road and highway systems; rail systems; and pedestrian/bike/equestrian trail systems) which serve and link the various land parcels of the City. Land use forecasting (planning the distribution of residential and employment areas and activity centers) and travel demand forecasting (forecasting trip generation and distribution, and modal split) are closely inter-related and interdependent, as illustrated below in Figure 1, Relationship of Land Use Planning and Circulation Planning.

#### **Infrastructure Element**

The City's infrastructure system needs are directly related to the land uses which they serve. Principal among

these are:

- the sanitary sewer system (sewage treatment and distribution)
- the water supply system (from the Colorado River and ground-water sources)
- the flood control system (detention basins and connecting channels and controls)
- solid waste disposal facilities (land fill and collection/distribution sites)

Other infrastructure elements include public utilities (natural gas and electric systems). A balance must be maintained between infrastructure programming and land use to ensure the adequacy of facilities and service for all segments of the population, and to achieve a more energy-efficient and environmentally acceptable pattern of development.

#### **Public Finance Element**

A major share of public funds is expended for infrastructure projects to support land uses. These projects range from acquisition of right-of-way and construction for roads and highways, wastewater treatment facilities, and

acquisition of land and construction for public buildings, facilities, parks and open space.

#### **Economic Development Element**

The use and re-use of land is a critical factor in the development and redevelopment of a growing and vigorous economy. A stable and diversified economy requires commercial and industrial employment sites which are accessible to the worker, energy-efficient in location, environmentally suitable for development, cost-effective to serve with infrastructure, and compatible with surrounding areas and neighborhoods.

#### **Housing Element**

Residential land use is a major issue in the General Plan. It includes anticipation of the amount and location of a variety of housing types which provide: a choice of housing for households of diverse economic background, accessibility to employment centers and recreation areas, and site development and densities that are energy and water-efficient, cost-effective and visually attractive.

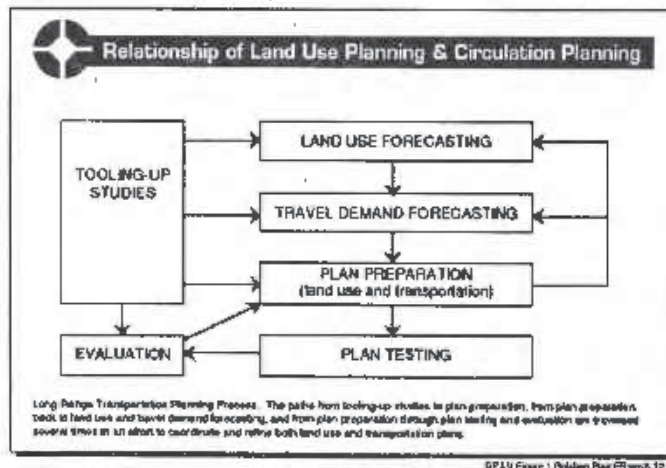
#### **Urban Design Element**

Urban design provides physical transitions between land uses of differing types and intensities. This is accomplished by urban design through the use of: building forms and massing, including height and setback requirements; landscape buffering, including plant materials and massing, and land forms (berms); hardscape details, including paving, walks and planters; circulation systems, including vehicular and pedestrian/bike/equestrian systems; and infrastructure systems, including drainage corridors as part of an open space system.

#### **Environmental Quality and Natural Resource Conservation Element**

The major environmental planning activities (air quality planning and management, solid-waste management and open-space planning to list the

Figure 1





most obvious) consider land use as part of the problem, and land use planning and management as part of the solution. Land use decisions on the location and size of automobile-dependent facilities are critical in maintaining acceptable ambient air quality standards. The density and intensity of land use in close proximity to critical natural resources and endangered species is a significant planning issue.

#### **Historic Preservation Element**

Historic preservation is now an important part of urban land use planning. More than being just a museum for historic architecture, historic preservation includes the adaptive reuse and rehabilitation of buildings, and the revitalization and redevelopment of older areas.

### **2.1.2 Existing Land Use Conditions**

Accurate assessment of existing land use is an essential step in developing the recommended future land use patterns in a General Plan. A major task accomplished in the General Plan update was documentation of existing land use conditions throughout the City. This included the preparation of Existing Land Use Maps, by sector, as noted on the following maps for the Northwest, Southwest and Southeast sectors of the City. The process involved measuring the number of acres of each (generalized) land use category, including vacant land, as noted on Table 1 on the following page.

**Northwest Sector Generalized Existing Land Use (Map 1).** This sector has an established rural/agricultural lifestyle in the area north of Cheyenne Avenue and west of Decatur Boulevard. It is concurrently experiencing active and continuing development

pressure, including non-residential uses along the commercially zoned US-95 corridor. This sector has several large planned residential communities, Painted Desert, Los Prados, and Rancho Alta Mira which are shown on Map 4, Planned Communities.

**Southwest Sector Generalized Existing Land Use (Map 2).** This sector is the area west of Decatur Boulevard and south of Cheyenne Avenue. This sector contains many excellent examples of planned communities, including: The Lakes at West Sahara, Peccole Ranch, Canyon Gate Country Club, Desert Shores, South Shores, and the 23,180 acre (5,267 acres presently annexed) Summerlin satellite new town, with its first residential "village", Sun City Summerlin. These planned communities are also shown on Map 4.

**Southeast Sector Generalized Existing Land Use (Map 3).** This sector encompasses the more mature area of the City, east of Decatur Boulevard. As it is more fully built out, future growth in this area will include more extensive "infill" development. This sector includes the Downtown Las Vegas area, the world renowned entertainment and gaming center, which also functions as a regional commercial and office activity center, for which a comprehensive Downtown Development Plan has been completed, as discussed in Section 2.5.1.

### **2.1.3 Relationship of Zoning to Land Use Planning**

Zoning is the major implementation tool of the General Plan. It is the process whereby a specific Zoning District classification is assigned to a land parcel by the City Council, following recommendation by the Plan-

ning Commission. Zoning is based on the "police powers" of the community: health, safety and welfare, and in more recent years, the aesthetic<sup>\*</sup> impact of the land use. The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District requirements. The relationship of the Zoning District classification to the General Plan Future Land Use classification is shown in the following Table 2. Based upon Nevada Case Law (Nova Horizon, Inc., v. The City of Reno) the courts have held that the Master Plan is "a standard that commands deference and a presumption of applicability." The Nevada Supreme Court has held that Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in substantial agreement with the Master Plan.


### **2.1.4 Development Intensity Level Land Use Classification**

As outlined in Element I, Introduction, a new approach to the categorization of land uses is being implemented which uses Development Intensity Levels (DIL) by traffic generation and impact, rather than the traditional land use designations for all land parcels.

Variations of intensity systems have been successfully applied in other metropolitan areas. They involve analysis of existing city development patterns in terms of density (dwelling units per acre) for residential parcels, and in terms of intensity of floor area ratios or the maximum floor area of building permitted on a lot (FAR/1000 square feet of building) for all non-residential land uses.

<sup>\*</sup> *Berman vs. Parker*, 348 US 26, 75 Supreme Court 96, Ed. 27 (1954): "The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, and well-balanced as well as carefully policed."

Table 1

 <b>City of Las Vegas Existing Land Use</b> <b>By Sector, By Acres</b>								
C.P.*	Residential		Public	Commercial	Light Industry/ Research	R of W	Vacant	Totals
	SFam	MFam	Fac					
<b>Northwest Las Vegas</b>								
11	-	-	127	101	0	612	1,090	3,064
12	-	-	233	40	0	4,795	19,159	26,639
15	-	-	72	78	0	583	1,410	2,813
<b>Total</b>	<b>4188</b>	<b>108</b>	<b>432</b>	<b>219</b>	<b>0</b>	<b>5,970</b>	<b>21,599</b>	<b>32,518</b>
	<b>12.88%</b>	<b>0.33%</b>	<b>1.33%</b>	<b>0.67%</b>	<b>0.00%</b>	<b>18.36%</b>	<b>66.43%</b>	<b>100.00%</b>
<b>Southwest Las Vegas</b>								
7	-	-	185	202	0	530	1,100	2,847
8	-	-	57	141	0	581	301	2,808
9	-	-	273	53	57	972	2,546	4,858
10A-D	-	-	94	128	0	687	719	3,337
13	-	-	190	68	0	783	1,861	3,913
16	-	-	127	0	0	768	2,458	3,840
<b>Total</b>	<b>4,469</b>	<b>2,095</b>	<b>926</b>	<b>590</b>	<b>57</b>	<b>4,281</b>	<b>8,985</b>	<b>21,403</b>
	<b>20.88%</b>	<b>9.79%</b>	<b>4.33%</b>	<b>2.76%</b>	<b>0.27%</b>	<b>20.00%</b>	<b>41.98%</b>	<b>100.00%</b>
<b>Southeast Las Vegas</b>								
1	-	-	330	252	54	752	659	3,974
2	-	-	175	309	170	647	80	2,051
3	-	-	67	224	17	470	124	1,743
4	-	-	180	159	213	695	648	3,139
5	-	-	361	310	203	444	227	2,630
6	-	-	73	343	434	761	138	3,253
10E	-	-	0	20	0	134	157	504
<b>Total</b>	<b>3,939</b>	<b>3,525</b>	<b>1,186</b>	<b>1,617</b>	<b>1,091</b>	<b>3,903</b>	<b>2,033</b>	<b>17,294</b>
	<b>22.78%</b>	<b>20.39%</b>	<b>7%</b>	<b>9%</b>	<b>6%</b>	<b>23%</b>	<b>12%</b>	<b>100%</b>
<b>City Totals</b>								
	<b>12,596</b>	<b>5,728</b>	<b>2,544</b>	<b>2,426</b>	<b>1,148</b>	<b>14,154</b>	<b>32,617</b>	<b>71,213</b>
	<b>17.69%</b>	<b>8.04%</b>	<b>3.57%</b>	<b>3.4%</b>	<b>1.61%</b>	<b>19.88%</b>	<b>45.8%</b>	<b>100%</b>
* Community Profile Map #								

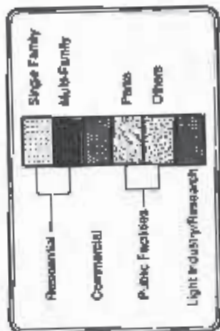
Source: City of Las Vegas Dept. of Community Planning &amp; Development

GP.LLV Table 1 CLV existing FR:pm14-14 02

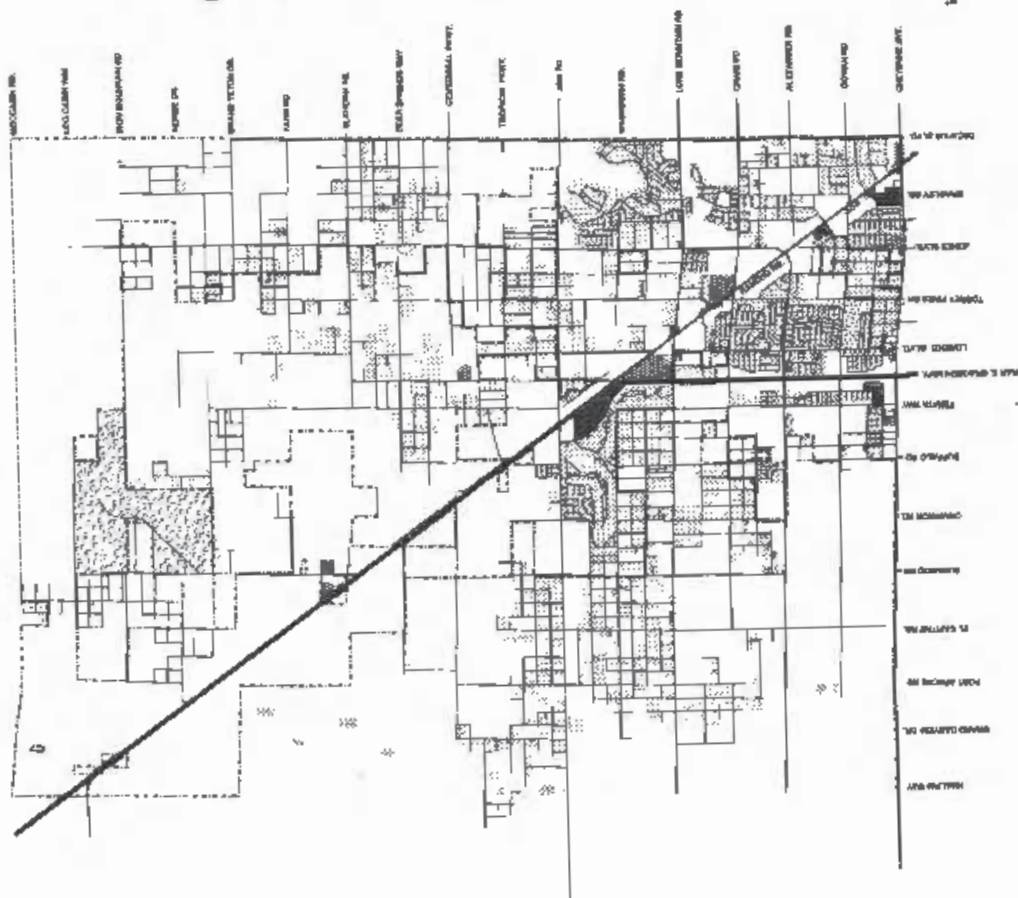
Map 1

# Northwest Sector Generalized Existing Land Use

## LEGEND



SOURCE: Data as Currently Existing & Development



Approved by the Planning Commission,  
December 12, 1993

*David R. Hughes*  
Executive Director

*Norman R. Standish*  
Secretary

Norman R. Standish  
Director, Dept. of Community Planning &  
Development



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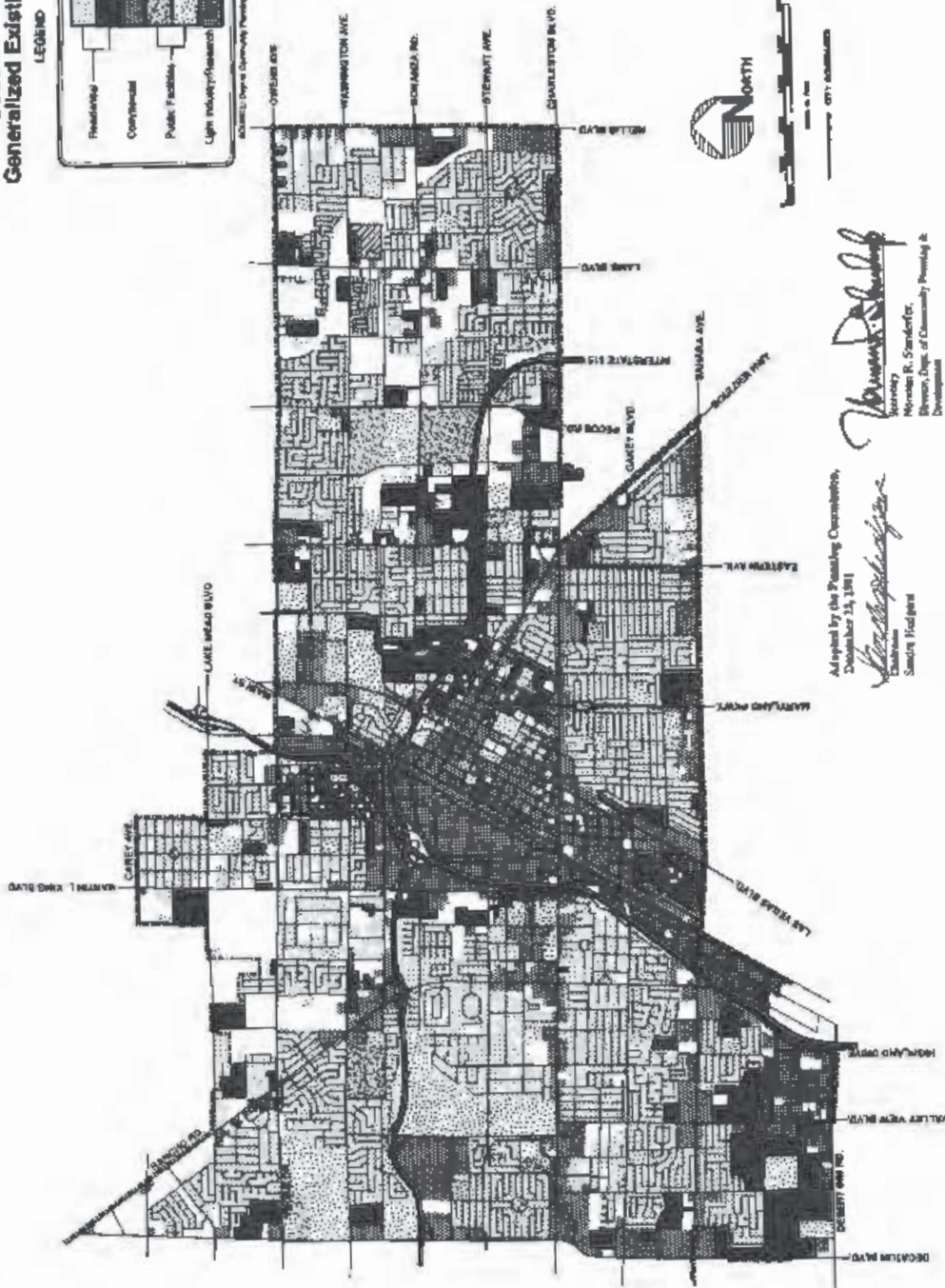
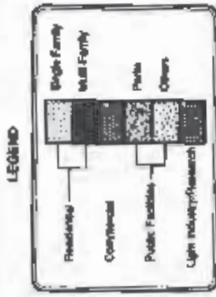
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Map 3  
**Southeast Sector**  
**Generalized Existing Land Use**



Adopted by the Planning Commission,  
 December 15, 1981

*Handwritten signature*  
 Director  
 Bureau of Community Planning & Development

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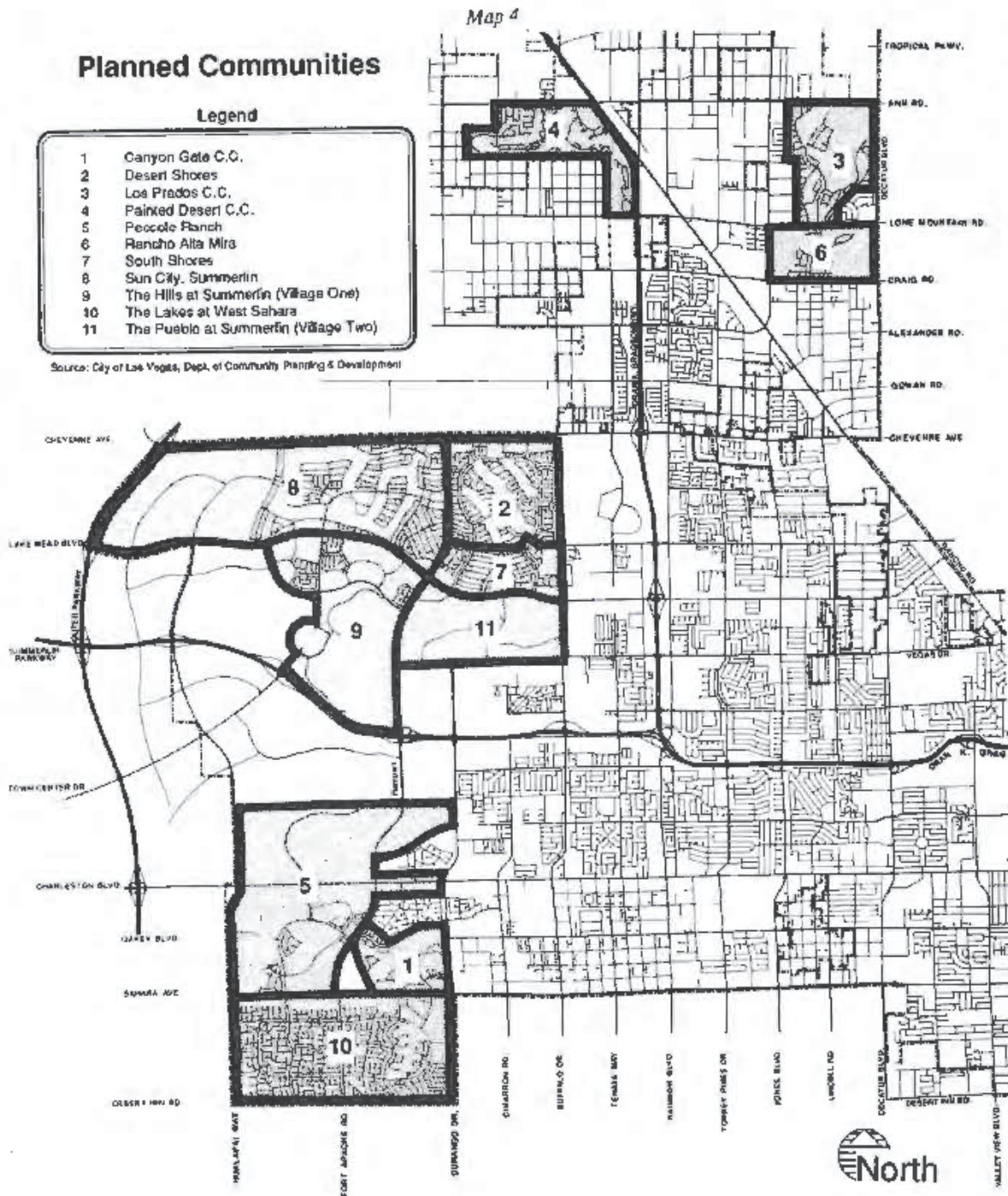


# Planned Communities

## Legend

- 1 Canyon Gate C.G.
- 2 Desert Shores
- 3 Los Prados C.C.
- 4 Painted Desert C.C.
- 5 Peccole Ranch
- 6 Rancho Alta Mira
- 7 South Shores
- 8 Sun City, Summerlin
- 9 The Hills at Summerlin (Village One)
- 10 The Lakes at West Sahara
- 11 The Pueblo at Summerlin (Village Two)

Source: City of Las Vegas, Dept. of Community Planning & Development




Land Use

II-4d

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Table 2

 <b>Land Use Categories</b> <b>Zoning District to General Plan Conversion</b>	
<p>The following table converts the Zoning District Classifications of the City of Las Vegas Zoning Ordinance into the comparable Land Use Designations of the General Plan</p>	
ZONING DISTRICT CLASSIFICATION	COMPARABLE GENERAL PLAN LAND USE DESIGNATION
R-A (1 Du/Acre) (Ranch Acres) R-E (2 Du/Acre) (Residential Estates)	D-R (Desert Rural) ≤ 2.19 SFUE*/net Acre
R-E (2 Du/Acre) (Residential Estates) R-D (3 Du/Acre max.) (Single Family District) R-PD (3.96 Du/Acre) (Res. Planned Development)	R (Rural Density Residential) ≤ 0-3.96 SFUE*/net Acre
R-1 (4-5 Du/Acre) (Single Family) R-D (4 Du/Acre max.) (Single Family District) R-PD (3-6.7 Du/Acre) (Res. Planned Development) R-MH (4-5 Du/Acre) (Mobile Home Residential) R-CL (3-6.7 Du/Acre)	L (Low Density Residential) ≤ 6.70 SFUE*/net Acre
R-CL (Single Family Compact Lot Residential) R-2 (Two Family Residential) R-PD (9 SFUE) (Res. Planned Development) R-MHP (Residential Mobile Home Park)	ML (Medium Low Density Residential) ≤ 9 SFUE/Gross Acre
R-3 (Limited Multiple Residence) R-PD (13.27 SFUE) (Residential Planned Dev.)	M (Medium Density Residential) ≤ 13.27 SFUE/Gross Acre
R-4 (Apartment Residence) R-5 (Downtown Apartment) R-5 (High-rise Apartment) R-PD (16.58 SFUE) (Res. Planned Development)	H (High Density Residential) ≤ 16.58 SFUE/Gross Acre
P-R (Professional Offices & Parking) C-D (Designed Commercial) C-1 (Limited Commercial)	SC (Service Commercial/Office)
C-2 (General Commercial)	GC (General Commercial)
C-2 (General Commercial)	TC (Tourist Commercial)
C-M (Commercial/Industrial) C-PB (Planned Business Park) M (Industrial)	LIR (Light Industry/Research)
C-V (Civic)	P (Parks/Recreation) S (School) PF (Public Facility)

\* Single Family Unit Equivalent

GP LU Table 2 re Conversion, NSpm/12-30-91

The Residential Land Use Classification Schedules set forth in Table 3 provide the methodology for interpreting and determining the consistency of prospective development proposals to the adopted Land Use Maps with respect to the appropriateness of uses, the range of allowable dwelling unit densities or non-residential intensities. Any proposed use of land which conforms to the following schedules of Single Family Use Equivalents (SFUE)\* for dwelling densities or Standard Floor Area Ratios for non-residential uses shall be deemed to be consistent with this Plan as indicated:

- A) **BOLD TYPE** - indicates maximum permitted density or intensity of primary land use.
- B) **Regular Type** - indicates range of secondary permitted land uses and equivalent maximum density or intensity of land uses which are consistent without a formal Plan amendment.
- C) **Blank** - indicates the use is not permitted in the Land Use Classification category. A formal Land Use Plan amendment is required prior to rezoning.

The D.I.L. process is an innovative and flexible concept for the planning of long term future land use impacts. The development of traffic related land use equivalent relationships for purposes of portraying future land use legends on Plan maps provides for a better growth management tool to coordinate land use planning with transportation and infrastructure planning and implementation.

The land use classification system used in this element has been designed to address initial recommendations for transition to a completed Development Intensity Level (DIL) system.

This initial land use classification system introduces the concept of residential housing type traffic impact equivalents. These residential equivalents are referred to as "single family unit equivalents" or "SFUE's."

Future non-residential land use traffic impact equivalent classifications will be developed and recommended for incorporation into this section, based on study and analysis now underway. These non-residential equivalents are referred to as "standard floor area ratio equivalents" or "SFARE's."

### 2.1.5 General Plan Land Use Classification System

The three broad land use types, residential, commercial and industrial, are

further subdivided into more specific categories, based on densities (residential) and intensities (commercial and industrial). These categories, together with various community facilities such as parks/recreation/open space, schools and other public facilities (which are institutional types of land uses), which are used on the recommended Future Land Use Plan maps, are set forth below:

**Desert Rural Density Residential (DR)** ( $\leq 2.18$  SFUE/net ac). The Desert Rural Density residential category allows a maximum of two dwelling units per net acre. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. Lot sizes range

Table 3

Residential Land Use Classification Schedule						
DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single Family Detached	2.18	3.96	6.70	9.00	9.00	9.00
Low Rise Apartment				13.57	20.00	25.00
Single Family Attached			12.00	16.23	23.93	29.91
High Rise Apartment					37.23	46.52
Mobile Home					7.14	7.14
Hotel per Room					20.67	25.77
Motel per Room					29.78	37.22
Congregate Care/Bed				43.08	43.08	43.08

\* Single Family Unit Equivalent

GP, LU Table 3 nr SFUE; NS; pmv4-12-92

\* For previous designation of residential land use categories see Appendix Volume, Chapter II



from 20,000 to 40,000 square feet and greater. (The primary application of this category is in the Northwest Sector).

**Rural Density Residential (R)**  
( $\leq 3.96$  SFUE/net ac). The Rural Density residential category allows a maximum of three plus dwelling units per net acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size, ranging from 11,000 to 40,000 square feet and greater. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.) For a more detailed explanation of uses allowed in the Rural Density Residential (R) category and in the following Low Density Residential (L) category, as well as for a comparison of the City of Las Vegas vs. Clark County Zoning Regulation procedures for the DR and R categories, see the Land Use Section of the Appendix Volume of the General Plan)

**Low Density Residential (L)**  
( $\leq 6.70$  SFUE/net ac). The Low Density residential category allows up to 6.7 dwelling units per net acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Lot sizes range from 6,500 to 11,000 square feet and greater. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The primary application of this category is in the Southwest and Southeast sectors.)

**Medium Low Density Residential (ML)** ( $\leq 9.0$  SFUE/gross ac). The Medium Low Density residential category permits up to 9 SFUE per gross acre. This density range permits a mixture of housing types: single family detached, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation

facilities, schools and churches are allowed in this category. Lot sizes range from 3,200 to about 6,500 square feet and greater. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as in-fill.)

**Medium Density Residential (M)**  
( $\leq 13.27$  SFUE/gross ac). The Medium density residential category permits up to 13.27 SFUE per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and Southeast sectors, situated along primary and secondary streets, with a large concentration along the "west leg" of the Oram K. Gragson Highway.)

**High Density Residential (H)**  
( $\leq 16.58$  SFUE/gross ac). The High Density residential category permits up to 16.58 SFUE per gross acre. (This category is generally found as low rise apartments in the "Downtown Area" and other areas of relatively intensive urban development in the Southeast Sector.) This category also permits traffic equivalent non-residential land use to occur.

**Service Commercial (SC)**  
The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services.

**General Commercial (GC)**  
General commercial allows retail, ser-

vice, wholesale, office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicles and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. General Commercial uses allow Service Commercial uses.

**Tourist Commercial (TC)**  
Tourist Commercial allows entertainment and visitor-oriented uses such as hotel, motel and casinos in addition to offices, light commercial resort complexes, recreation facilities, restaurants and recreational vehicle parks.

**Office (O: Proposed New Category)**  
Office uses are now included in the Service and General Commercial categories. However it is important to plan for suitable Office uses in the General Plan as a transitional buffer between residential and commercial areas, and for planned office areas. Permitted office uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**Light Industry/Research (LIR)**  
This Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

**Parks/Recreation/Open Spaces (P)**  
This category allows large public parks and recreation areas such as public and private golf courses, trails and ease-

ments, drainage ways and detention basins, and any other large areas of permanent open land.

#### **Schools (S)**

This category allows public and private elementary, junior and senior high schools, but not commercial or business schools.

#### **Public Facilities (PF)**

This category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

## **2.2 Issues**

### **Issue 1: Legal Significance of General (Master) Plans**

The Nevada Supreme Court has held that there must be "substantial compliance" between the General (Master) Plan of a community and subsequent zoning approvals. The City of Las Vegas Ordinance 3455 implements this finding by requiring that any zoning application which proposes a use or density which deviates from the General Plan must include documentation of circumstances which the applicant believes warrants such deviation. With the adoption of this Plan, all future deviation requests shall be supported by a formal request to amend the Land Use Map, Classification Schedule or text, as the case may require.

### **Issue 2: Future Availability of Water**

The unprecedented, and continuing, rapid rate of growth in the City and throughout the Valley, has raised concerns for future growth and land use patterns related to the future availabil-

ity of water and the resulting impact on the future population that is sustainable. This water supply issue needs to be addressed in the land use plans of the City, and of all Las Vegas Valley jurisdictions.

The Land Use Element of the General Plan guides the provision of services, such as water. It is important to properly allocate a scarce resource such as water so as to accommodate expected population growth. This may be done either through extension of water lines to vacant, developable areas, or by allowing infill development, taking advantage of land already served by water lines. Chapter 167, NRS, which established the Las Vegas Valley Water district, clearly requires that "the District shall comply with planning and zoning ordinances".

The Existing Land Use Maps (1, 2 and 3) and Table 1 of Section 2.1.2 depict the amount and location of vacant land in the City of Las Vegas. The following Table 4 indicates the calculations of potential buildout capacity (population) on the residential portions of this vacant land, based on the proposed future residential land use categories depicted on the Future Land Use Maps in Section 2.5.1. This vacant residential land could potentially sustain a total of 411,592 additional residents, which, combined with the existing 1990 Census population of 258,295 results in a total potential population capacity of 669,887 for the City.

Approximately 32,000 additional acre feet of water per year will be available to the Las Vegas Valley Water District for the foreseeable future (this is prior to savings from conservation, which take some time to effectively implement). The Las Vegas Valley Water District estimates that a typical single family residence for a family of four consumes 0.87 acre feet per year. Therefore, for the City's share (est. at

7,500 ac. ft.), it is estimated that there is only enough additional water for approximately 8,600 additional dwelling units, which, at an average household size of 2.55, equates to 22,000 additional residents, if no other uses were permitted.

Adding a population potential of 165,000 to 178,000\* for future Summerlin annexations, results in a total population potential far in excess of that which the present water supply can sustain, given its need for other uses. Improved conservation measures, in addition to other potential sources of water, will alleviate the problem somewhat, but a serious water issue remains to be addressed.

### **Issue 3: Proper Balance of Land Uses**

Review of existing land use conditions reveals a need to provide a proper balance of land uses throughout the City, including:

#### **A. Residential Land Use:**

1. Provide a full range of housing types and prices in all sectors of the City.
2. Provide affordable housing in all sectors of the City.
3. Provide protection for the existing nucleus of large lot, equestrian and agriculturally oriented, development in the northwest area, and the preservation of this lifestyle to preclude urbanization from isolating equestrian districts from areas of public open space.

**B. Commercial Land Use:** Provide the amount and location of commercial land use required to serve the projected population. Expanding the commercial center concept of the 1985 General Plan will place emphasis on planned centers with designated

\* Summerlin Planning Report, July 15, 1991



Table 4



**Potential Population Capacity on Vacant Residential Land  
By Sector and Land Use Category City of Las Vegas**

City Sector	Land Use Category	CP Ref	Net Acres*	%	Total DU's Max**	%	Pop/ DU	Pop Total
NW (Map 1)	DR	11, 12, 15	5,640	29	11,280	11	2.55	28,764
	R		7,063	37	21,189	21	2.55	54,032
	L		2,060	11	12,282	12	2.55	31,319
	ML		4,032	21	48,389	49	2.55	123,392
	M		355	2	7,109	7	2.55	18,128
	H		-	-	-	-	2.55	-
<b>TOTAL NW</b>			<b>19,150</b>	<b>100</b>	<b>100,249</b>	<b>100</b>		<b>255,635</b>
SW (Map 2)	R	7-9, 13, 14 <sup>20</sup> 16, 10 A-D	596	14	1,778	4	2.55	4,534
	L		1,370 <sup>11</sup>	31	7,982 <sup>11</sup>	18	2.55	20,354
	ML		1,868	43	22,167	52	2.55	56,526
	M		540	12	11,010	26	2.55	28,076
	H		-	-	-	-	2.55	-
<b>TOTAL SW</b>			<b>4,374</b>	<b>100</b>	<b>42,837</b>	<b>100</b>		<b>109,490</b>
SE (Map 3)	R	1-6 10E	49	4	110	1	2.55	281
	L		79	7	474	3	2.55	1,209
	ML		633	56	7,597	42	2.55	19,372
	M		321	28	6,481	35	2.55	16,527
	H		59	5	3,560	19	2.55	9,078
<b>TOTAL SE</b>			<b>1,141</b>	<b>100</b>	<b>18,222</b>	<b>100</b>		<b>46,467</b>
<b>CITY TOTAL</b>			<b>24,665</b>		<b>161,408</b>			<b>411,592</b>

Source: Dept. of Community Planning and Development 200' Scale land use maps, Community Profile maps, & field checks. Dwelling units for CP 16 from Derrigo Demographic studies. Reference aerial photograph flown June 1990.

\* Net acres is vacant land exclusive of estimated deductions for rights of way.

\*\* Total maximum dwelling units based on lot and parcel counts when available.

<sup>11</sup> 570 acres have been added to "L" category (5 DU's/net Ac) to reflect 2852 single family units in CP-16.

<sup>20</sup> Community Profile Map 14 is presently undeveloped and outside City boundaries.

GP.LU Table 4 Pot Capacity#N:pm10-22-91

service areas, rather than on continuing strip commercial development along major thoroughfares.

C. **Light Industrial/Research Land Use:** Diversify the economy by attracting new high-tech, nonpolluting, light industrial and research industries.

D. **Office Land Use:** Provide a specific new office land use category, for both the General Plan and the Zoning Ordinance, to replace the present process of providing office land use as an allowable land use in the broader commercial land use category. Two types of office land uses are needed:

1. A low intensity category to provide a buffer and transition between low density, single family detached residential uses and other more intense land uses, such as retail commercial, which typically have late night operations and trash storage and pick-up areas in the rear yards;

2. A high intensity planned office category, as opposed to commercial categories which allow office uses as a permitted use. However, mixed land uses can be accommodated with proper urban design guidelines and controls.

E. **Activity/Employment/Service Centers:** Develop centers throughout the City, with concentrations of land uses to include commercial, light industrial/research, office, recreational, entertainment and/or public facilities.

#### Issue 4: Neighborhood Scale Planning

An important process for implementing the General Plan is the concept of Neighborhood Planning, as outlined in the Las Vegas 2000 and Beyond strate-

gic planning program. Neighborhood planning needs to be addressed at three different levels throughout the City: stabilization, to prevent deterioration of newer neighborhoods; improvement (revitalization), for older neighborhoods; and redevelopment.

The Neighborhood Planning Program would identify and prioritize potential neighborhoods and neighborhood groups throughout the City for follow-on neighborhood scale planning. It would also identify and prioritize potential "corridor" study areas throughout the City. This could include protection of the functionality of the roadway corridors by determining development standards. An example of the need for such corridor studies is the US 95 corridor in the Northwest Sector, to develop a more efficient and environmentally satisfactory alternative to the existing commercially zoned (1320 foot wide) corridor by planning "nodes" of commercial/mixed use development, the spacing of which would be dependent upon the size of the commercial "service" areas.

The Neighborhood Planning Program can assist the Department of Economic and Urban Development in implementing the Downtown Development Plan. It can also analyze the effect of the planned expansion of the North Las Vegas Air Terminal on adjacent areas in the Northwest and Southwest sectors.

#### Issue 5: Alternatives to Urban Sprawl

As addressed in the "Las Vegas 2000 and Beyond" strategic planning program, there is a need to investigate new alternatives and approaches to urban sprawl and its effect on both land use and transportation. These alternatives can include:

A. Developing new options to allow, and encourage, creative mixed land use developments (residential and

nonresidential) which would bridge existing regulatory gaps: the existing Residential Planned Development (R-PD) zoning district is applied primarily to the planning of single family residential subdivisions; the Planned Community (PC) zoning district is applicable only to large (3000 acres under one ownership) mixed use developments.

B. Investigation and encouragement of urban form alternatives to suburban sprawl such as urban villages, activity/service centers, and the pedestrian oriented "neo-traditional" planning concept which utilizes grid street systems. The latter concept has received national attention in recent months, and its application to the dynamically growing Las Vegas Valley needs to be addressed. This will include evaluation of the transportation impacts of the traffic engineering principles applied to this pedestrian oriented concept (grid street system, narrower streets, on-street parking and smaller corner radii), which are substantially different from the principles applied in conventional suburban development.

Several options now under staff and consultant review, which would supersede the existing process of requiring specific rezoning approvals for each separate land use category of a planned development. The first is a Mixed Use Overlay District concept and/or Planned Development District concept; the second is a proposed new approach to the categorization of proposed future land uses by identifying allowable Development Intensity Levels (D.I.L.) by traffic generation, rather than by the typical land use parcel designations. A pilot study is underway in the Southwest Sector, based on the use of Floor Area Ratio (FAR) standards, to demonstrate the application of this process. Additional recommendations regarding these techniques will be developed following the General Plan adoption.

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## **Issue 6: Valley-wide Coordination of Land Use Planning**

The unprecedented growth in the City of Las Vegas, and throughout the Las Vegas Valley, requires closer coordination of land use planning, and related circulation/transportation planning among all Las Vegas Valley jurisdictions. The future land use plans of all adjacent Las Vegas Valley jurisdictions needs to be coordinated to ensure compatibility along boundaries and to ensure equitable and efficient provision of services.

As stated in the Las Vegas 2000 and Beyond "actions" this coordination can include:

- A. Updating the City's General Plan in coordination with the General/Master Plans of adjoining jurisdictions, and with regional transportation planning; and
- B. Developing methods of increased jurisdictional cooperation such as formation of a Las Vegas Valley Council of Governments, consolidation and/or a Valley-wide planning authority.



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## 2.3 Goal, Objectives, Policies and Programs

**GOAL:** Develop and adopt a future land use plan which:

- is maintained as the principle policy document of the City for guiding future land use decisions;
- provides an efficient, orderly and compatible mix of land uses;
- is coordinated with the circulation systems which serve the land uses;
- promotes the provision of orderly development with adequate community facilities and services;
- promotes water conservation; and
- is coordinated with the land use and circulation plans of all adjoining jurisdictions

**Objective A:** Develop and maintain the City of Las Vegas General Plan as the principal policy document of the City for establishing future land uses in conjunction with community facilities, infrastructure systems, circulation systems, and resource conservation.

**Policy A1:** Evaluate all City actions and programs in terms of implementation of the goals and objectives set forth in the General Plan.

**Program A1.1:** In the annual review of the City's Capital Improvement Plan, consider the applicable General Plan Policies and Programs.

**Program A1.2:** Prepare a biennial review of the General Plan, with the Citizens General Plan Advisory Committee (CAC) and the Technical Advisory Committee (TAC), for Planning Commission review and recommendation and City Council approval.

**Objective B:** In developing the Future Land Use Plan, consider the potential future population which can be sustained by the existing water supply, while maintaining or improving the existing quality of life.

**Policy B1:** Balance "infill" development areas with development on the periphery of the City to ensure efficient utilization and distribution of the available water supply.

**Program B1.1:** Prepare Existing Land Use Maps which identify vacant land parcels within the City and calculate the acreage and potential buildout capacity (population) on all vacant infill land parcels.

**Program B1.2:** Determine boundaries for "infill" lines, considering Water District pressure zones.

**Program B1.3:** Continue to monitor the water issue to remain aware of and encourage implementation of new conservation methods and techniques, and potential new sources of water supply.

**Policy B2:** Encourage infill development to make use of existing utilities, facilities and services.

**Program B2.1:** Establish and implement guidelines for infill development, with consideration for adjacent properties.

**Program B2.2:** Consider providing an incentive program for infill development

**Objective C:** Achieve a compatible balance of land uses throughout the City by providing appropriate and compatible locations for all land use categories.

**Policy C1:** Provide for a variety of residential environments in the General Plan having urban, suburban and rural character.

**Program C1.1:** Define and designate urban, suburban and rural residential land use areas.

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**Program C1.2:** Designate specific low density, equestrian oriented, residential land use districts to protect and enhance the existing rural development and established life-style. Recognizing that significant portions of the study area are of unincorporated County jurisdiction and that the possibility of annexation exists, designation of low-density land use districts should also be recommended for what is presently in adjacent County areas.

**Program C1.3:** Plan for the appropriate location of multiple family residential uses throughout the City.

**Program C1.4:** Require multiple family developments to be compatible with adjoining single family uses through site planning and building design, setback and height requirements, landscape buffers and other buffers to adjoining uses.

**Program C1.5:** Develop standards for mobile home developments which require designs compatible with adjoining residential uses.

**Policy C2:** Provide for a balance in the amount and location of commercial land use to serve the projected "buildout" population.

**Program C2.1:** Plan commercial land uses in locations to provide essential goods and services throughout the City, with emphasis on planned commercial centers in lieu of "strip commercial" development.

**Program C2.2:** Develop and incorporate commercial "service area" standards.

**Program C2.3:** Develop a low intensity Office land use category as a land use buffer between low density detached residential uses and more intense land uses.

**Program C2.4:** Develop a high intensity planned Office land use category.

**Policy C3:** Encourage the development of suburban Activity/Employment/Service Centers, with concentrations of land uses to include commercial, light industrial, research, office, recreational, entertainment and/or public facilities to enhance the economic, social and physical development and vitality of the City and diversify the economic base, while reducing travel time and dependency on the automobile.

**Program C3.1:** Designate locations for specific Activity, Employment, Service Centers coordinated with transportation, infrastructure and public facilities plans.

**Program C3.2:** Provide incentives for Activity, Employment, Service Center development.

**Program C3.3:** Implement the Downtown Development Plan as the primary Activity Center of the City including hotel, casino, entertainment uses; administrative headquarters; general, professional and public offices; commercial uses; and high density residential uses.

**Objective D:** Develop a Creative, City-wide, Neighborhood Planning and Development Program.

**Policy D1:** Implement a Neighborhood Planning and Development Program for each of the Council Wards.

**Program D1.1:** Identify, and prioritize, neighborhoods and neighborhood organizations within each Council Ward for neighborhood scale planning.

**Program D1.2:** Identify, and prioritize, locations for major corridor studies and plans.

**Objective E:** Investigate new alternatives to urban sprawl which encourage creative land use planning and urban design.

**Policy E1:** Encourage and develop options, guidelines and incentives for the use of innovative master development plans.



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**Program E1.1:** Investigate options for creative mixed use planned developments (residential and non-residential), to bridge the regulatory gap between existing options, which provide a compatible mix of residential densities and supporting commercial uses through innovative site planning.

**Program E1.2:** Investigate application of the pedestrian oriented "neo-traditional" planning and design concepts, to include evaluation of the applicability and suitability of the traffic engineering principles applied in this concept of development.

**Policy E2:** Support implementation of a flexible categorization of future land uses through identification of Development Intensity Levels related to traffic generation and impact, to replace current use plan designations.

**Program E2.1:** Prepare a Development Intensity Level (D.I.L.) pilot study in a rapidly developing area of the City.

**Program E2.2:** Apply the Development Intensity Level (D.I.L.) process to a City-wide program and map.

**Objective F:** Update the City of Las Vegas General Plan in coordination with the land use and circulation plans of all adjoining jurisdictions.

**Policy F1:** Cooperate with other jurisdictions to define planning and service areas.

**Program F1.1:** Develop a Valley-wide, generalized, Future Land Use Map by aggregating the General/Master plans of all Las Vegas Valley jurisdictions.

**Program F1.2:** Identify and resolve any conflicts along jurisdictional boundaries.

**Policy F2:** Investigate methods of increased jurisdictional cooperation such as formation of a Las Vegas Valley Council of Governments, consolidation and/or a Valley-wide planning authority.

**Program F2.1:** Investigate the potential for formation of a Valley-wide planning authority, or Council of Governments.

**Program F2.2:** Develop methods of increased coordination of zoning, building and code enforcement regulations and processing.

**Policy F3:** Establish a growth pattern which will result in a more efficient and equitable provision of infrastructure, public facilities and services.

**Program F3.1:** Encourage the elimination of irregular City boundaries and County "islands" which result in overlapping and inefficient service areas.

**Program F3.2:** Seek state legislation to simplify and expedite the annexation process.

**Program F3.3:** Prepare Capital Improvement Plans and schedules for public facilities and services in conformance with the adopted General Plan future land use plans.

**Program F3.4:** Implement a growth management program which integrates land development approval decisions and General Plan adherence and consistency requirements with adequate public facilities and service standards.

## 2.4 Evaluation and Implementation Process

### 2.4.1 Land Use Plan Consistency and Development Review Policies

It is the intent of the City Council that implementation of the adopted General Plan become a coordinated activity among elected officials, boards and commissions and City staff. The Land Use Plan shall be implemented by the adoption and enforcement of appropriate local regulations pertaining to the development of land and structures within the City of Las Vegas. It is the intent of the City Council that no development permit, subdivision of land or application for zoning change may be recommended, authorized, approved or issued by any administrative official, board or commission or by the City Council unless such development activity is determined to be in compliance and consistent with the adopted Future Land Use Plan (Section 2.5), Land Use Classification System (Section 2.1.3) and Development Review Policies set forth in this section as they may be amended from time to time. The Department of Community Planning and Development, in conjunction with other City departments, shall, on all zoning and subdivision applications, prepare a staff report to the Planning Commission and City Council which would take into account the following:

#### A. Plan Consistency Policies

It is the intent of the City Council that:

1. All parcels of land within the City of Las Vegas which are designated in a residential land use category in the Land Use Plan shall be appropriately zoned for a density of dwelling units which is compatible with surrounding residential uses and which does not exceed the maximum density set forth in the Land

Use Classification System, except in the case of large scale planned development projects, where certain parcels may exceed maximum Land Use Plan densities on a net acre basis, provided the total gross project density per acre does not exceed that provided under the Land Use Plan.

2. No application for a subdivision of land or a change in zoning district classification which would have the effect of permitting the use of land or structures in a manner inconsistent with the Land Use Plan and/or the Land Use Classification System may be approved without filing a simultaneous request to the City Council to consider a formal Plan amendment. In order for such zoning change to be approved, the City Council must hold a public hearing, consider Planning Commission recommendations, and formally amend the Land Use Plan map and/or Land Use Classification.
3. No land use variance which would have the effect of permitting the use, density or intensity of land or structures in a manner inconsistent with the Land Use Plan and/or Land Use Classification System shall be approved. Setback, height, parking and similar bulk requirements may be approved in accordance with findings for hardship and other related issues.
4. Building permits shall comply with all requirements and conditions of prior development approval before issuance of certificates of occupancy. No building permit shall be issued for any structure not possessing a valid water commitment or "will serve" letter issued by the Las Vegas Valley Water Dis-

trict prior to February 15, 1991, or a valid Water Allocation Locational Commitment letter issued by the City of Las Vegas after such date.

5. Applicants seeking a change in zoning shall submit for City review a formal Traffic Impact Analysis report prepared by a licensed engineer demonstrating the individual and cumulative impacts of proposed land uses on the local and regional transportation network. Such report and review shall identify the nature and quantity of traffic movement and circulation, average daily traffic (ADT) and peak hour traffic (PHT) volumes and mitigation requirements necessary to assure the maintenance of acceptable levels of service. Such Traffic Impact Analysis reports must adhere to the standards and methodologies promulgated by the City's Traffic Engineering Division and adopted by the City Council. Requests to extend zoning resolutions of intent (ROI) and Tentative Map approvals will subject the application to evaluation and adherence to development review requirements, adequate facilities and services reviews, and consistency requirements of this section.
6. Applicants seeking to subdivide land in the City of Las Vegas after adoption of the General Plan may submit for a tentative map or parcel map approval only when:
  - a. The proposed division of land is consistent with the adopted Land Use Plan as to density or intensity of proposed uses; and
  - b. The proposed lot sizes are consistent with existing zoning or a proposed zoning district which would be consistent



with the adopted Land Use Plan without necessity for an amendment public hearing.

7. In considering the consistency of proposed development permits, zoning changes and subdivisions of land, the Planning Commission, the Board of Zoning Adjustment or the City Council as the case may be, shall ensure that each such approved development meets or exceeds the minimum levels of adequacy for facilities and services set forth in the General Plan.

#### **B. Development Review Policies**

It is the intent of the City Council that no City Official, Board or Commission or the City Council shall recommend, approve, authorize or grant any project or development permit which is not consistent with the following Development Review Policies. It is the intent of the City Council that authorized City Officials, Boards and Commissions and the City Council of the City of Las Vegas, as the case may be, shall make findings that any recommended project approval and all applications for development permits are consistent with the provisions of this section and shall approve such project or development permit only when the following requirements are met, provided however that a project or development approval may be granted on the condition that the developer agrees in writing that no certificate of occupancy will be issued until the following conditions are met:

1. The network of regional and local streets and highways will have the capacity to serve the proposed development at an acceptable Level of Service. For purposes of this section, an acceptable level of service shall be determined by the City Council and may vary by type of street or location. Unless otherwise adopted by the City Council, no

level of service shall be established on a designated street or highway which results in a peak hour travel capacity below Level of Service D.

2. Wastewater treatment and disposal facilities will be made available prior to occupancy in sufficient capacity to serve the needs of the proposed development.
3. Fire services will be adequate to protect people and property in the proposed development with adequate equipment and acceptable response times. For purposes of this section, the City Council may vary standards for adequacy and acceptable response times based upon the nature, location, character, density and intensity of existing and proposed development.
4. Potable water facilities and service allocations will be available prior to occupancy to provide for the needs of the proposed development. For purposes of this section, the evidence of a valid commitment to water service provided by the Las Vegas Valley Water District prior to adoption of this Plan shall constitute compliance. After the effective date of this General Plan, the City Council shall establish a review process, incorporating an appropriate water allocation methodology, for the determination of adequacy of water facilities and services necessary to support a proposed development.

#### **2.4.2 Evaluation and Implementation Matrix**

The following Land Use Evaluation and Implementation Matrix (EIM - see

next page) was prepared as a measurable summary of the above Land Use Policies and Programs. The EIM is to be used:

- as a method of measuring the implementation progress of the General Plan
- as a budgeting document for specific Land Use programs
- as a tool for further developing work programs

The following abbreviations apply to the Evaluation and Implementation Matrix

##### *City Departments*

BS	Building and Safety
CA	City Attorney
CM	City Manager
CP	Community Planning and Development
ED	Economic and Urban Development
FN	Finance
PW	Public Works

##### *Other Agencies/Jurisdictions*

CC	Clark County
Hend	City of Henderson
LVVWD	Las Vegas Valley Water District
NLV	North Las Vegas
RTC	Regional Transportation Commission



2.4.2 LAND USE EVALUATION AND IMPLEMENTATION MATRIX continued					REMARKS
POLICY (PROGRAM)	PROGRAM SUMMARY	RESPONSIBLE DEPT	FY OF IMPLEMENTATION	SPECIFIC ACTION/PRODUCT	
C3 (C3.2)	Provide incentives for Activity/ Employment/Service Center development	CP, ED	1992	Study/report	
C3 (C3.3)	Implement the Downtown Development Plan as the primary Activity Center of the City	ED, CP, PW	1992/93/94	Phased development plans; Access to Union Pacific parcel, Clark City, Off Mount St. Sta.	Integrate with neighborhood scale land use plans
D1 (D1.1)	Identify and prioritize neighborhoods and organizations for future neighborhood &/or corridor studies and plans	CP, ED, PW	1992/93/94	List of organizations; maps of areas	
D1 (D1.2)	Prepare a series of neighborhood &/or corridor studies and plans	CP, ED, PW	1992/93/94	Neighborhood/corridor scale studies and plans	
E1 (E1.1)	Investigate options for creative mixed use developments	CP	1992	Concept plans; ordinance revisions	Integrate with neighborhood scale land use plans
E1 (E1.2)	Investigate application of pedestrian oriented "neo-traditional" planning concepts	CP	1992	Study/report	
E2 (E2.1)	Prepare a Development Intensity Level (DIL) pilot study	CP	1992	Pilot study/report	
E2 (E2.2)	Apply the Development Intensity Level (DIL) pilot study to a City-wide program and map	CP	1993/94	Approval of DIL approach; map; development standards	
F1 (F1.1)	Develop a Valley-wide, generalized, Future Land Use Map with input of all jurisdictions	CP, CM, Hand, NLV, CC	1992	Valley-wide Land use map; generalized Future Land Use Maps	
F1 (F1.2)	Identify and resolve any land use conflicts along jurisdictional boundaries	CP, CM, Hand, NLV, CC	1992/ongoing	Study/report; amendments to General/ Master Plans; interlocal agreements	
F2 (F2.1)	Investigate the potential for formation of a Valley-wide planning association, including a Council of Governments	CP, CM, Hand, NLV, CC	1993	Study/report; community meetings	
F2 (F2.2)	Develop methods of increased inter-jurisdictional coordination of zoning, building and code enforcement	CP, BS, PW	1993	Revised ordinances	
F3 (F3.1)	Reduce overlapping, inefficient service areas through the elimination of irregular City boundaries and County "islands"	CP, CM, CC	1993	Annexation Master Plan	
F3 (F3.2)	Seek State legislation to simplify and expedite the annexation process	CP, CM	1993	Proposed legislation	
F3 (F3.3)	Prepare capital improvement plans and schedules for public facilities in conformance with the adopted General Plan proposed future land uses	CP, PW, PL, FN	1992/93/94	Evaluate proposed CIP with Land Use Plan	
F3 (F3.4)	Implement a growth management program which links land development approval with General Plan consistency and development review requirements	CP, PW, CM, FN	1993	Growth Management Program	

Land Use

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## 2.5 Future Land Use Plans

This Element addresses future land use at both the City scale and the Valley-wide scale. Proposed Future Land Use Maps have been prepared at both scales. The City scale map was developed with the same three "sectors" (Northwest, Southwest and Southeast) discussed in Section 2.1.2 on Existing Land Use. See maps 5, 6, and 7 in the following pocket sheets.

### 2.5.1 Sector Scale Future Land Use Plans

*Northwest Sector Future Land Use Plan* (Map 5). This Plan is for the generally rural/agricultural area north of Cheyenne Avenue and west of Decatur Boulevard, which is experiencing active and continuing development pressure. An interim General Plan, prepared with the assistance of the Northwest Citizens Advisory Committee, was adopted for the Northwest Area on February 20, 1991. The Interim Plan was reviewed by the General Plan Advisory Committee, and expanded in content and detail, to form the Northwest Sector Future Land Use Plan. In addition to preserving a significant amount of the rural land use designation depicted on the previous (1985) General Plan for this area, a new, lower density (0 - 2 dwelling units per acre) Desert Rural (DR) land use category was established and applied as noted.

Nodes of commercial and higher density residential land uses are designated at NDOT's proposed future locations for two of three interchanges along the US 95 segment between Centennial Parkway and Moccasin Road. This nodal development, which will help preclude the continuous strip commercial type development which has occurred in other rapidly urbanizing areas of the City, reflects major development activity which is now taking place in the Northwest Sector.

*Southwest Sector Future Land Use Plan* (Map 6). This Plan, for the area west of Decatur Boulevard and south of Cheyenne Avenue, features many excellent examples of "planned communities", including: The Lakes at West Sahara, Peccole Ranch, Canyon Gate Country Club, Desert Shores, South Shores, and the first phase of the extensive (ultimately 23,180 acres) Summerlin satellite new town, with its first residential "village", Sun City Summerlin. Summerlin (Map 8) has a creative and unique development process which is described in a following subsection.

*Southeast Sector Future Land Use Plan* (Map 7). This Plan is for the more mature area of the City east of Decatur Boulevard. It is more fully built out, and future growth in this area will consequently include more extensive "infill" development. This Sector encompasses the Las Vegas Downtown Development Plan, as depicted on Map 7 and further described in a following subsection and on Map 9.

*1991 Summerlin General Plan* (Map 8). Summerlin is developing under the requirements of the Planned Community (PC) District of the City of Las Vegas Zoning Ordinance, which was established to encourage the development of comprehensively planned communities with a minimum area of 3,000 acres. The PC process, which to this time has been utilized only by Summerlin, requires an overall Development Plan (Master Concept Plan), and sophisticated Development Standards. The original Master Concept Plan, for Husite as it was called at that time, was adopted by the City in 1987, with an initial annexation and rezoning of 4,561 acres. An additional 616 acres have subsequently been annexed, and the first phase "Sun City Summerlin" retirement community is now functional. An updated General Plan, as depicted on Map 8, is being adopted in conjunction with the update of the General Plan. The major change

is in the overall configuration, as an extensive western portion of the original parcel has been acquired by the BLM as a transitional buffer to the Red Rock Recreation Area to the west; and, the Plan has expanded to the south west of Hualapai Way as shown on Map 6.

More than just a large planned community, Summerlin is a satellite new town which will provide a substantial employment base. It seeks to achieve a balance between residential and employment opportunities: with an ultimate population which could range between 165,000 and 178,000. Summerlin is reserving land areas that could provide for 65,000 to 70,000 jobs in the commercial (including office), retail, recreational and institutional categories.

*Las Vegas Downtown Development Plan* (Map 9). This Plan for the Downtown gaming and entertainment center, which also functions as a regional commercial and office activity center, is located in the Southeast Sector, as located on Map 7. The Downtown Development Plan, which includes a development strategy for the West Las Vegas Area located adjacent to and northwest of Downtown, is, like the above Summerlin Master Concept Plan, adopted in conjunction with the update of the General Plan.

The Downtown Development Plan addresses a wide range of land functions, ranging from intense uses including the Downtown entertainment and gaming core, office and civic core, and the vacant 287 acre Union Pacific parcel planned for major mixed use developments, to low density residential preservation.

The Downtown Redevelopment Agency has identified the following activities as its highest priorities:

1. Establishing a critical mass of office and retail commercial land uses
2. Strategically locating development to generate new investment in Downtown
3. Creating a multi-purpose, 24 hour marketplace environment in the Downtown
4. Improving the Downtown linkage with the Strip
5. Enhancing the quality of the physical environment, improving the Downtown circulation system, and ensuring that adequate infrastructure is provided
6. Expanding the Fremont Street hotel/casino core
7. Encouraging more concentrated development in the office/civic core
8. Creating a stronger relationship between the office/civic core and Las Vegas Boulevard
9. Conserving existing residential neighborhoods, particularly those designated as historic areas

The intent of the Valley-wide General Plan Map is to identify:

- elements which need to be coordinated on a metropolitan (Valley-wide) scale:
  - future land uses
  - community facilities
  - circulation systems
  - infrastructure and utility systems
- areas of:
  - continuity (as positive examples), and
  - conflict (to be resolved) at the boundaries among all Las Vegas Valley jurisdictions

## 2.5.2 Generalized Valley-wide, Future Land Use Plan

An adopted action of the "Las Vegas 2000 and Beyond" strategic planning program was to "update the City's General Plan in coordination with the General/Master Plans of adjoining jurisdictions." Accordingly, staff researched the General/Master Plans of all contiguous Las Vegas Valley jurisdictions, and developed a Valley-wide matrix of "lowest common denominator" proposed future land use categories (see Table 5) with the input of all jurisdictions. Staff then prepared, and similarly reviewed with staff of all jurisdictions, an overall Generalized Valley-wide Future Land Use Plan Map (Map 11, found in the back cover pocket).



Southwest Sector  
Proposed Future Land Use

Adopted by the Planning Commission,

Adopted by the F  
March 12, 1992  
*Bradley*  
Chairman  
Barbara Hildner

Secretary  
Norman B. Standifer,  
Director, Dept. of Community Planning &  
Development

# EXHIBIT J

# EXHIBIT J





00257



# EXHIBIT K

# EXHIBIT K



## PENTACORE

Civil Engineering  
Construction  
Management  
Land Surveying  
Planning  
ADA Consulting

0171 0030

September 4, 1996

Mr. Robert Genzer  
City of Las Vegas  
Planning Division  
400 E. Stewart Avenue  
Las Vegas, NV 89101

RE: Badlands Golf Course, Phase 2

Dear Bob,

As you know the Badlands Golf Course in Peccole Ranch is proposing to develop an additional 9 hole course between the existing golf course and Alta Drive. The existing Master Plan zoning of this area is RPD-7, and the golf course would be developed within this zoned parcel. I would like a letter from the City stating that a golf course would be compatible within this zoning. I need the letter for the bank.

Thank you for your consideration in this matter.

Sincerely,

Clyde O. Spitzer  
Vice President

PLANNING AND  
DEVELOPMENT

SEP 4 4 58 PM '96

RECEIVED

CC: Bob

2-146-94  
2-17-90

6763 West Charleston Boulevard • Las Vegas, Nevada 89102 • (702) 258-0115 • Fax (702) 258-4858

CLV038878  
00258

2449

MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE  
  
CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

October 8, 1996

Mr. Clyde O. Spitze, Vice President  
Pentacore  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102

Re: BADLANDS GOLF COURSE, PHASE 2

Dear Mr. Spitze

City records indicate that an 18 hole golf course with associated facilities was approved as part of the Peccole Ranch Master Plan in 1990. The property was subsequently zoned R-PD7 (Residential Planned Development - 7 Units Per Acre). Any expansion of the golf course within the R-PD7 area would be allowed subject to the approval of a plot plan by the Planning Commission.

If any additional information is needed regarding this property please do not hesitate to contact me.

Very truly yours,

Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG erh

CLV 7008  
3810 015 6/96

400 E STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



CLV038853  
00259

2450

# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM Items Number	ACTION
<b>CONSENT AGENDA</b>	
<b>PLANNING AND DEVELOPMENT</b>	
<b>CONSENT ITEMS:</b>	
CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.	
A-1.	<p>TM-B2-96 - PECOCLE WEST LOT 10 PECOCLE 1982 TRUST</p> <p>Request for a Tentative Map on property located on the southeast corner of Hualapai Way and Alta Drive, N-U (Non-Urban) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre).</p> <p>Size: 179.70 Acres</p> <p>No. of Lots: 5</p> <p>Ward 2 (Adams)</p> <p>STAFF RECOMMENDATION: APPROVAL.</p> <p>subject to the following:</p> <ol style="list-style-type: none"> <li>1. Conformance to the Conditions of Approval for Zoning Applications Z-17-00 and Z-146-94.</li> <li>2. The Pecocle West Final Map (FM 8-96) shall record prior to the recordation of the Final Map for this site as required by the Department of Public Works.</li> <li>3. Provide dedication for Alta Drive in accordance with the conditions of approval stated within the Pecocle West Tentative Map (TM-101-96) as required by the Department of Public Works.</li> </ol> <p>Buckley.</p> <p>APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 5 AMENDED TO DELETE "CONCURRENT WITH THE FIRST PHASE OF DEVELOPMENT ANYWHERE ON THIS SITE."</p> <p>Unanimous</p> <p>NOTE: There was a first motion by Brown to have Item Nos. A-1 and A-12 taken off the Consent calendar and heard at the beginning of the Non-Public Hearing Items. That motion carried unanimously.</p> <p>MR. CLAPSADLE said the applicants would like to discuss the conditions for Item Nos. A-1 and A-12.</p> <p>CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared and represented the applicant. The only development that will take place as part of this map is to make parcels, except for the internal portion which is the addition of nine holes to the existing Badlands Golf Course. The other parcels will have subsequent Tentative and Final Maps to develop those parcels. The Engineering Department feels a part of Condition No. 5 needs to be deleted that indicates the property needs to be developed with the first phase of development.</p> <p>BART ANDERSON, Department of Public Works, said the first sentence in Condition No. 5 needs to be amended to delete the words "concurrent with the first phase of development anywhere on this site."</p> <p>This is final action.</p> <p>(7:10-7:11) 1 - 75 (7:16-7:19) 1 - 342</p>

CLV040553

00260

2451



# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1996

*City of Las Vegas*

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS - 400 EAST STEWART AVENUE

Item Number	ITEM	ACTION
	<b>CONSENT AGENDA</b>	
	<b>PLANNING AND DEVELOPMENT</b>	
A-1.	<p>TM-82-98 - PECCOLE WEST LOT 10 PECCOLE 1982 TRUST</p> <p>4. If such has not already been completed by the Master Developer, construct half street improvements including appropriate overpaving on Huatapai Way adjacent to this site concurrent with development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.</p> <p>5. Construct full-width street improvements along Alta Drive between Rampart Boulevard and Huatapai Way concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Construction of Alta Drive may be phased with development of individual sites, however, the limits of construction shall be determined by the City Engineer to provide continuous corridors to the individual sites, and as is necessary to handle increases in traffic demand. The City of Las Vegas reserves the right to demand the timely construction of any and all incomplete full-width street improvements on Alta Drive between Huatapai Way and Rampart Boulevard when area traffic concerns may prompt such a request.</p> <p>6. Contribute \$187,020.00 per the Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits as required by the Department of Public Works. The developer may provide to the City Engineer a cost breakdown based on the individual pod sites created by this map. The golf course sites must provide payment prior to the issuance of any permits for the golf course sites or prior to the recordation of a Final Map for those sites, whichever may occur first. If the residential pod sites are further divided, payment is expected</p>	APPROVED

CLV040554

00261

2452

# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1986

*City of Las Vegas*

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

## ITEM CONSENT AGENDA

Item  
Number

### PLANNING AND DEVELOPMENT

A-1.

TM-82-95 - BECCOLE WEST LOT 10 -  
BECCOLE 1982 TRUST

APPROVED

prior to any recordation of Final Maps for those individual residential subdivisions. A payment plan shall be provided and payments are expedited prior to any maps that allow final development of the individual sites. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City of Las Vegas reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within the general facility which is impacted by this development and which has a more immediate need for signalization.

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been secured.

8. Provide two lanes of paved, legal access to each individual parcel within this site prior to occupancy of any units within this development as required by the Department of Public Works.

9. Site development to comply with all applicable conditions of approval for the overall Beccole West Tentative Map TM-101-95, 2-17-90, 2-146-94 and all other site-related actions as required by the Department of Public Works.

CLV040555

00262

2453

# PLANNING COMMISSION

MEETING OF  
NOVEMBER 21, 1986

*City of Las Vegas*

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Item Number	ITEM	ACTION
	CONSENT AGENDA	
	PLANNING AND DEVELOPMENT	
A-1.	<p>TM32295 - PECCOLE WEST LOT 10 - PECCOLE 1982 TRUST</p> <p>10. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.</p> <p>11. Standard Condition Nos. 1 - 5.</p>	APPROVED

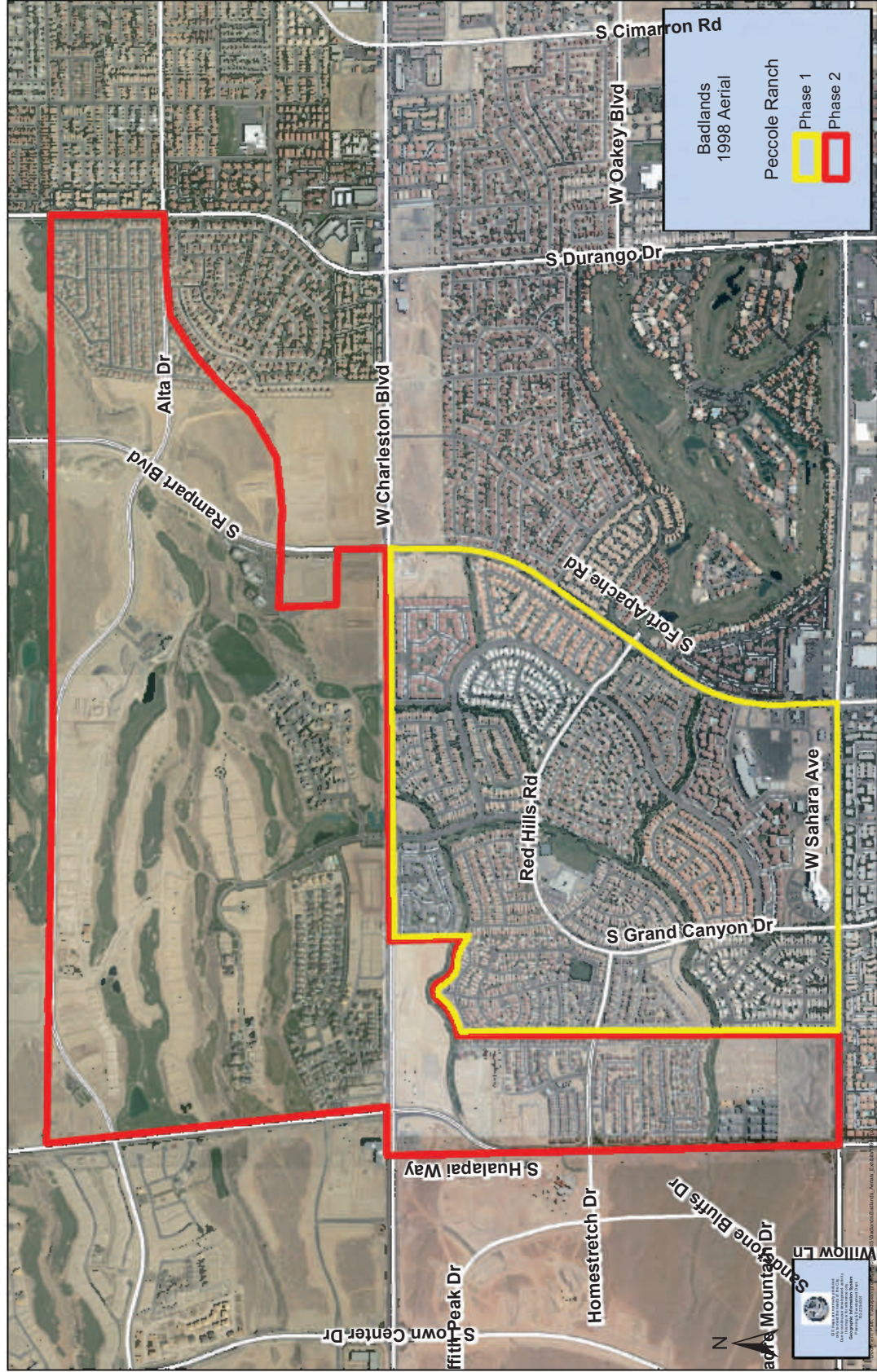
CLV040556

00263

# EXHIBIT L

# EXHIBIT L

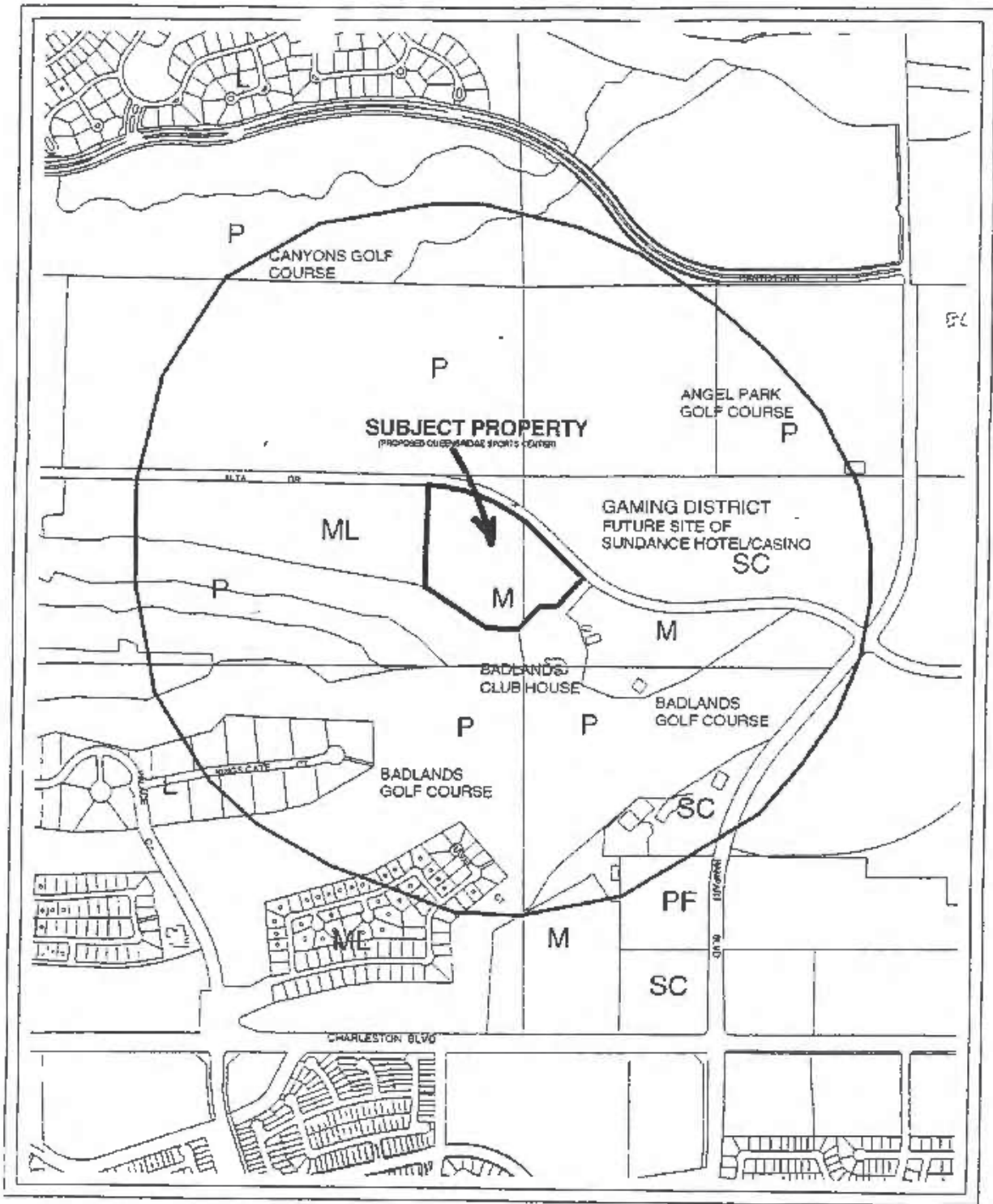




00264

# EXHIBIT M

# EXHIBIT M



CASE **GPA-24-98**  
 NOTIFICATION RADIUS 2000 FT



CLV090750  
 00265

2458



## AGENDA DOCUMENTATION

TO	FROM
THE CITY COUNCIL	THERESA O'DONNELL, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-24-98 - NEVADA LEGACY 14, LIMITED LIABILITY COMPANY AND PECCOLE NEVADA CORPORATION

### PURPOSE/BACKGROUND

#### DETAILS OF APPLICATION REQUEST

Site Area      16.87      Acres

#### EXISTING LAND USE

Subject Property	Unimproved
North	Golf Course
South	Golf Course
East	Unimproved
West	Unimproved

#### PLANNED LAND USE

Subject Property	ML	(Medium-Low Density Residential)
North	P	(Park)
South	P	(Park)
East	SC	(Service Commercial)
West	ML	(Medium-Low Density Residential)

#### EXISTING ZONING OF ADJACENT PROPERTIES

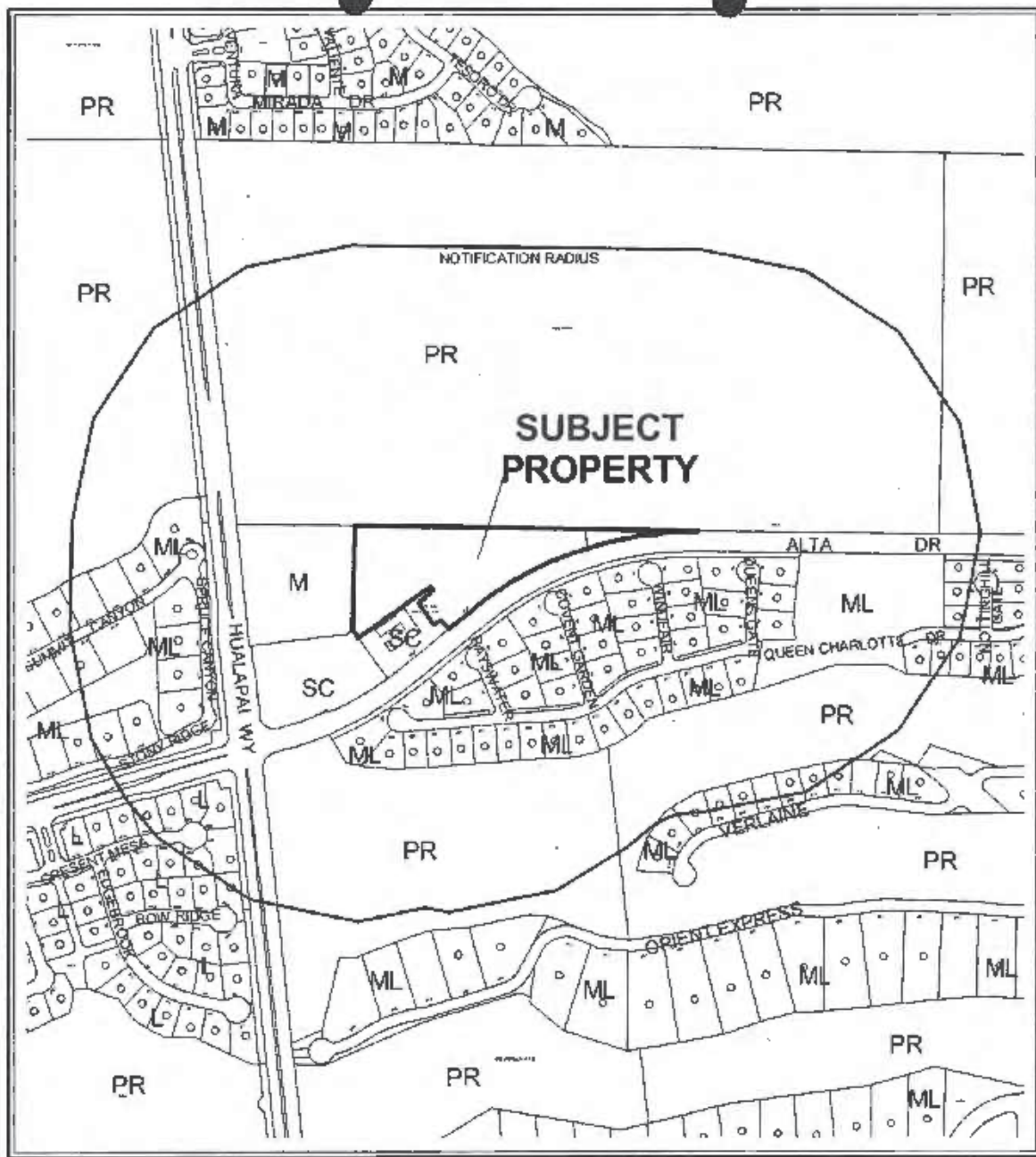
Subject Property	ROI to R-3	(Limited Multiple Family)
North	C-V	(Civic)
South	ROI to R-PD7	(Residential Planned Development)
East	ROI to C-1	(Limited Commercial)
West	ROI to R-PD7	(Residential Planned Development)

Agenda Item

--

CLV090789  
00266





**CASE: GPA-6199**

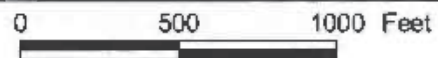
RADIUS: 1000 FT

**GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

PF (PUBLIC FACILITIES)

**PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:**

SC (SERVICE COMMERCIAL)



CLV091792

00267

**EXHIBIT N**

**EXHIBIT N**

**BILL NO. 2000-62  
ORDINANCE NO. 5250**

**FIRST AMENDMENT**

AN ORDINANCE TO ADOPT THE "LAS VEGAS 2020 MASTER PLAN," AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Willard Tim Chow, Director  
Planning and Development

Summary: Adopts the Las Vegas 2020  
Master Plan.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
AS FOLLOWS:

SECTION 1: That certain document entitled the "Las Vegas 2020 Master Plan," including its appendices, is hereby adopted and incorporated herein by this reference. The material provisions of the Las Vegas 2020 Master Plan were approved by the Planning Commission on the 15th day of June, 2000. Copies of the Plan shall be maintained on file in the office of the City Clerk and in the Planning and Development Department.

SECTION 2: The City's General Plan, as adopted in 1992 by Ordinance No. 3636 and as amended, shall continue in effect in order to address elements and issues that are not contained or addressed in the Las Vegas 2020 Master Plan. Where the provisions of the Las Vegas 2020 Master Plan conflict or are inconsistent with provisions of the City's 1992 General Plan, as amended, the provisions of the Las Vegas 2020 Master Plan shall govern to the extent of any conflict or inconsistency.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

CLV208167  
00268

1 SECTION 4: All ordinances or parts of ordinances or sections, subsections,  
2 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas,  
3 Nevada, 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 6<sup>th</sup> day of September, 2000.

5 APPROVED:

6 By   
7 OSCAR B. GOODMAN, Mayor

8 ATTEST:

9   
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 8-16-2000  
13 Date



1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 2<sup>nd</sup> day of August, 2000 and referred to the following committee composed of  
3 the Councilmen Weekly and Mack for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 6<sup>th</sup> day of September, 2000 which was a regular meeting  
5 of said Council; that at said regular meeting, the proposed ordinance was read by title to the  
6 City Council as amended and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers M. McDonald, Reese, Brown,  
8 L.B. McDonald, Weekly and Mack

9 VOTING "NAY": NONE

10 EXCUSED: NONE

11 APPROVED:

12   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15   
16 BARBARA JO RONEMUS, City Clerk  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

# LAS VEGAS 2020

MASTER PLAN

Diversity  
To  
multiculturalism

VISION

SMART  
growth



master plan

Reurbanization

Neighborhood  
Revitalization

Newly Developing Areas

Economic Diversity

Cultural Enhancement

Fiscal Management

Regional  
Coordination



CLV063654

00271

The City of Las Vegas Master Plan 2020  
was adopted by  
Planning Commission on June 15, 2000  
and was adopted by  
City Council  
through  
Ordinance # 2000-62 on  
September 6, 2000



MP2020;GPlan-MPlan;pgmkr;kb/9-22-00

CLV063656

00272

**2466**

# LAS VEGAS 2020 MASTER PLAN

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# LAND USE CLASSIFICATIONS

Phase I of the Las Vegas 2020 Master Plan does not call for any basic parcel-specific land use changes and will continue the land use categories as contained in the 1992 General Plan. Phase II of the Master Plan revision process will include a reassessment of the type of land use categories applied through the Master Plan. This is discussed in detail in the next chapter of the Plan.

The 1992 General Plan, as amended, contains seventeen land use classifications, which were used to regulate the type of land use activities divided according to density or intensity of use. These classifications are as follows:

## DESERT RURAL DENSITY RESIDENTIAL (DR)

(0 - 2 du/gross acre). The Desert Rural Density Residential category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. (The primary application of this category is in the Northwest Sector.)

## RURAL DENSITY RESIDENTIAL (R)

(2.1 - 3.5 du/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.)

## LOW DENSITY RESIDENTIAL (L)

(3.5 - 5.5 du/gross acre). The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The primary application of this category is in the Southwest and Southeast Sectors.)

## MEDIUM LOW DENSITY RESIDENTIAL (ML)

(5.6 - 8 du/gross acre). The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre. This density range permits: single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as infill.)

## MEDIUM LOW ATTACHED DENSITY RESIDENTIAL (MLA)

(8.1 - 12 du/gross acre). The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

## **MEDIUM DENSITY RESIDENTIAL (M)**

(12.1 - 25 du/gross acre). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and Southeast Sectors, with a large concentration along the “west leg” of the Oran K. Gragson Highway [US 95].)

## **HIGH DENSITY RESIDENTIAL (H)**

(Greater than 25 du/gross acre). The High Density Residential category permits greater than 25 dwelling units per gross acre, with the exception of high rise apartments, which has no specific limit. (The High Density category is generally found as low rise apartments in the “Downtown Area” and other areas of relatively intensive urban development in the Southeast Sector.)

## **PLANNED COMMUNITY DEVELOPMENT (PCD)**

(2 - 8 du/gross acre) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD.

Projects in undeveloped areas that are greater than eighty acres in size require a master plan (PD zoning). Projects less than eighty acres in size are not allowed within the PCD; however, infill projects may receive a waiver from this requirement.

Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.



## TOWN CENTER (TC)

The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities, shopping centers and other retail facilities; high density residential uses; planned business, office and industrial parks; and recreational uses.

The complex nature of the Town Center Area requires the development of a special plan. (Some of the same land use designations will be used, but will utilize the TC suffix to denote that different criteria will be used for project approval.)

## OFFICE (O)

The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

## SERVICE COMMERCIAL (SC)

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services.

## GENERAL COMMERCIAL (GC)

General Commercial allows retail, service, wholesale office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses.

## TOURIST COMMERCIAL (TC)

Tourist Commercial allows entertainment and visitor-oriented uses such as hotels, motels and casinos in addition to offices, light commercial resort complexes, recreation facilities, restaurants and recreational vehicle parks.

## LIGHT INDUSTRY/RESEARCH (LI/R)

This Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

## PARKS/RECREATION/OPEN SPACE (P)

This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage ways and detention basins, and any other large areas of permanent open land.

## SCHOOLS (S)

This category allows public and private elementary, junior and senior high schools, but not commercial or business schools.

## PUBLIC FACILITIES (PF)

This category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

# IMPLEMENTATION METHODOLOGY

The implementation of the Las Vegas 2020 Master Plan should occur through the development and completion of a number of subsequent initiatives. This capstone document is to act as a broad set of overarching policies and is intended to have direct linkages with, and provide direction to, these subsequent initiatives. These other initiatives are listed below.

## REVISIONS TO LAND USE CLASSIFICATIONS AND LONG- TERM DESIGNATIONS

Preparation and approval of this “capstone” policy document represents the completion of Phase I of the Las Vegas 2020 Master Plan process. Phase II contains a number of initiatives, one of which is an examination of the current land use classification system and the land use map. The current approach is too highly detailed in some cases but not detailed enough in other cases. A different approach may be to replace some of these classifications. Amendments to parcel-specific land use designations will be proposed in accordance with these changes and pursuant to the adoption of the goals, objectives and policies in this Plan.

## ADJUSTMENTS TO ZONING AND SUBDIVISION ORDINANCES

The City’s Zoning and Subdivision Ordinances act as the tools which implement the broad policy sets contained in the Master Plan. It is logical to assume that the need may arise to amend these tools to adequately and accurately reflect the policy direction of the Master Plan. This may include the creation or modification of one or more zones or the alteration of minimum standard regulations within the Zoning Ordinance. In addition, it may be necessary over the life of the Master Plan to modify provisions within the Subdivision Ordinance.



## COMPLETION OF MASTER PLAN ELEMENTS

There are a number of specific elements which will be prepared in order to fully address issues which are listed in the state statutes, and which are the subject of policy references in the capstone portion of the Master Plan. A number of these elements were under preparation simultaneously with the Master Plan capstone document, including a Parks Element, a Trails Element, a Public Safety Element and a Housing Element.

A number of other areas should be addressed within separate elements, in order to implement the broad policy direction within the Master Plan. These future elements could include a Conservation Element (including a Regional Flood Control Plan), a Historic Properties Preservation Element, and a Transit and Transportation Element. An update should also be considered for the Master Plan of Streets and Highways.

## COMPLETION OF SPECIAL AREA LAND USE PLANS

There are precincts within the city which may require the development of special land use plans in order to address issues that are unique to a limited geographical area. In these cases, the general policy framework of the Master Plan is insufficient to provide the detailed policy set necessary to respond to such issues.

Currently, there is a special area plan in place for the Downtown, in the form of the Downtown Las Vegas Centennial Plan. A Downtown Neighborhood Plan is also under preparation as a neighborhood-driven initiative by the Downtown Central Development Committee (DCDC). There is also work underway on revisions to the West Las Vegas Plan. Already in place is a special area plan for the Medical District.

Additionally, a number of newly developing areas of the city, such as Summerlin, Peccole Ranch, the Lone Mountain area, and other areas are subject to special master plans or development agreements as planned communities. Special area plans may be needed to provide special policy direction for both redeveloping areas within the central portion of the city or in newly developing areas on the urban fringe.

In particular, special area plans may be required for the Kyle Canyon area of the Northwest Sector, and a plan may be prepared to address land use and design issues in the Rancho Drive corridor. Other planning initiatives which may require reexamination include the Las Vegas Redevelopment Plan and a future land use map for the Downtown area.

## **APPOINTMENT OF CAPITAL IMPROVEMENT PLANNING COORDINATOR**

One of the principal findings of the Master Plan is the need to link capital improvement programming and operating and maintenance budgets with long range planning as contained in the Master Plan. This is required to efficiently coordinate the planning and construction of infrastructure and the development of services in anticipation of new development, or in the future, of urban redevelopment.

To this end, the Master Plan suggests the need to have staff in place to provide a dedicated link between the Master Plan and the City departments and relevant agencies vested with developing this infrastructure and with providing these services.

**EXHIBIT O**

**EXHIBIT O**

**FIRST AMENDMENT**

**BILL NO. 2005-46**

**ORDINANCE NO. 5787**

**AN ORDINANCE TO ADOPT THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.**

Proposed by: M. Margo Wheeler, Director of  
Planning and Development

Summary: Adopts the Land Use Element of the  
Las Vegas 2020 Master Plan.

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
AS FOLLOWS:**

**SECTION 1:** The document that is attached to this Ordinance, which was approved by the City Council on July 6, 2005, is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The attached document shall function as the Land Use Element of the Las Vegas 2020 Master Plan and shall replace and supersede any corresponding element or inconsistent provision of the City's General Plan, as adopted by Ordinance No. 3636 and amended thereafter.

**SECTION 2:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

....

....

....

....

....

CLV208807  
00284



SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 14<sup>th</sup> day of September, 2005.

APPROVED:

By   
OSCAR B. GOODMAN, Mayor

**ATTEST:**

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steep 9-7-05  
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 17th day of August, 2005, and referred to a committee for recommendation;  
3 thereafter the committee reported favorably on said ordinance on the 7th day of September,  
4 2005, which was a regular meeting of said Council; that at said regular meeting, the  
5 proposed ordinance was read by title to the City Council as first introduced and adopted by  
6 the following vote:

7 VOTING "AYE": Mayor Goodman  
Councilmembers: Reese, Brown, Weekly, Wolfson, and Ross

8 VOTING "NAY": None

9 EXCUSED: Tarkanian

10 ABSTAINED: None

11 APPROVED:

12   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15   
16 BARBARA JO RONEMUS, City Clerk



# LAND USE ELEMENT

LOS VEGAS 2020  
MASTER PLAN

introduction

relationship to other elements

existing land use

land use hierarchy

future land use

description of area plan  
land use categories

land use maps

overview of general plan  
amendment / major modification  
process

gaming enterprise district



Approved by  
City Council 7-06-05

CLV064163  
00287

The City of Las Vegas Land Use Element  
of the Las Vegas 2020 Master Plan  
was adopted by  
City Council on July 6, 2005  
(GPA-6363).



# CITY OF LAS VEGAS LAND USE ELEMENT

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# LAND USE HIERARCHY

The land use hierarchy of the city of Las Vegas is designed to progress from broad to specific. In descending order, the land use hierarchy progresses in the following order: 2020 Master Plan; Land Use Element; Master Plan Land Use Designation; Master Development Plan Areas; and Zoning Designation. The following is a brief explanation of the role assumed by each level of the land use hierarchy.

## 2020 MASTER PLAN

In 2001, the city of Las Vegas adopted the 2020 Master Plan, that provided a broad and comprehensive policy direction for future land use planning. Within this document, the city was divided into four strategy areas whose boundaries were roughly adopted from the 1992 General Plan Sector Plans. The areas are defined as the Downtown Reurbanization Area, Neighborhood Revitalization Area, Newly Developing Area, and Recently Developed Area. Within these areas, broad goals, objectives, and policies were developed in order to direct planning efforts until the year 2020.

## LAND USE ELEMENT

Within the Land Use Element, the city is divided into the Centennial Hills Sector, Southeast Sector, Southwest Sector, and the Downtown Area. The sector plans have been modified from their original 1992 configuration so that they now have the same geographical boundaries as the four strategy areas (Downtown Reurbanization, Neighborhood Revitalization, Newly Developing, and Recently Developed) identified in the Master Plan 2020.

While the 2020 Strategy Areas and Land Use Element Sector Plans have different names, the objectives and policies developed for each Strategy Area in the Master Plan also directs future planning policy for its corresponding Sector Plan.

The following list depicts the 2020 Master Plan Strategy Areas and its Land Use Element equivalent.

### 2020 Plan Strategy Area

Downtown Reurbanization Area  
Neighborhood Revitalization Area  
Newly Developed Area  
Recently Developed Area

### Land Use Element

Downtown Area  
Southeast Sector Plan  
Centennial Hills Sector Plan  
Southwest Sector Plan

<sup>2</sup> Recently Developed Areas was added through a revision of the 2020 Master Plan dated July 6, 2005.

## MASTER PLAN DESIGNATION

The Master Plan Designation determines its future land use. There are 16 land use designations within the Master Plan that allow for various residential, commercial, industrial, and public facility uses. Within each designation, a specific set of zoning districts are allowed.

## MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

Master Planned areas are comprehensively planned developments with a site area of more than eighty acres<sup>3</sup>. Other area plans are intended for neighborhood and other smaller areas where it is determined that a more detailed planning direction is needed. These area and Master Planned areas are located throughout the city and are listed by Sector Plan in the Future Land Use section of this element.

Some plan areas have separate land use designations that are unique to that particular plan. These special land use designations are described within the Description of Master Plan Land Use Designations in the Future Land Use section of this element.

## ZONING

Zoning is the major implementation tool of the Master Plan. The use of land as well as the intensity, height, setbacks, and associated parking needs of a development are regulated by zoning district requirements. Each Master Plan designation has specific zoning categories that are compatible, and any zoning or rezoning request must be in substantial agreement with the Master Plan as required by Nevada Revised Statutes 278.250 and Title 19.00 of the Las Vegas Municipal Code. The land use tables within the Future Land Use section of this element depict the allowable zoning districts for each Master Plan designation.

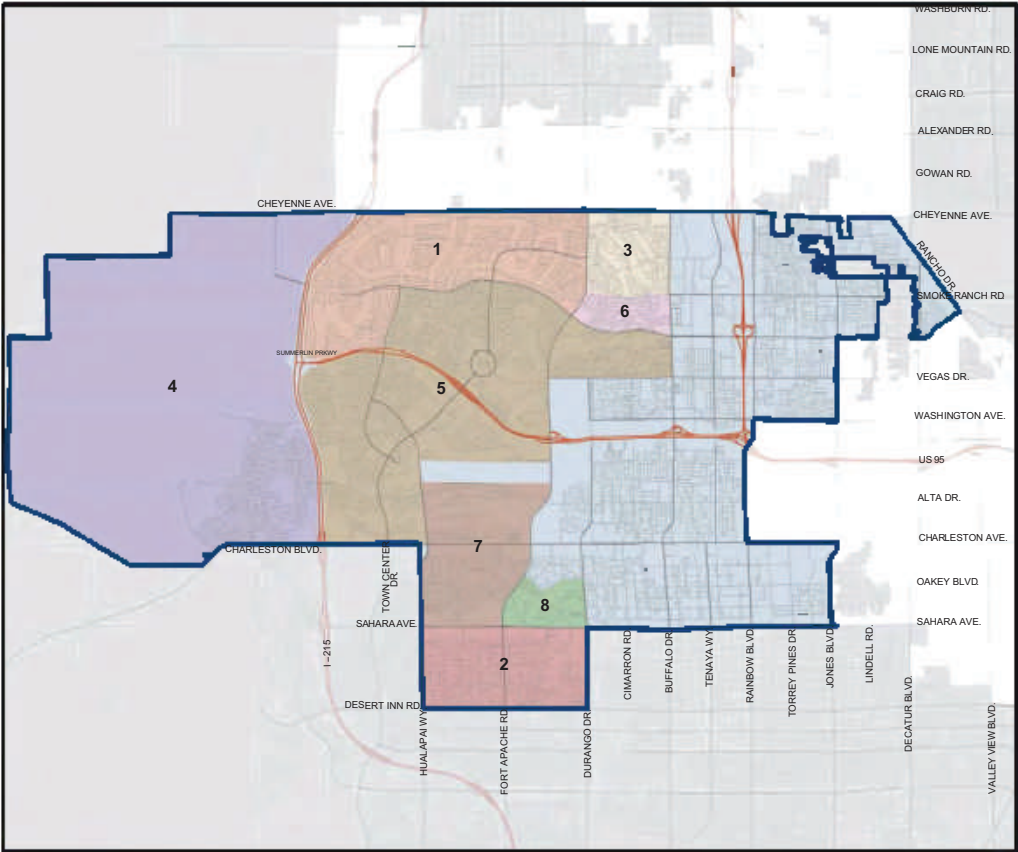
<sup>3</sup> Certain infill developments may receive a waiver from the eighty-acre requirement.

# SOUTHWEST SECTOR

The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

- Canyon Gate  
Desert Shores
- Sun City  
The Lakes
- Peccole Ranch  
South Shores
- Summerlin  
Summerlin West

Map 4  
Southwest Sector Map



Printed: March 15, 2005

- 1 Sun City

2 The Lakes

3 Desert Shores
- 4 West Summerlin

5 Summerlin

6 South Shores
- 7 Peccole Ranch

8 Canyon Gate

Southwest Sector

Freeway

# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plan.

**Rural Neighborhood Preservation (RNP)** – The predominant residential life-style of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. In accordance with an Interlocal Agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. The Interlocal Agreement describes areas within the Centennial Hills Sector as "Excepted Areas." The "Excepted Areas" are those that will be annexed into the City only by request of the individual property owners. This category allows up to 2 units per acre.

**Desert Rural Density Residential (DR)** – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.





**MLA (Medium Low Attached Density Residential)**

– The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)**

– The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)**

– Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows over 25.5 or more units per acre.

**O (Office)**

– The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)**

– The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)**

– The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry / Research)** – The Light Industry / Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles,



# EXHIBIT P

# EXHIBIT P

1 **BILL NO. 2009-34**

2 **ORDINANCE NO. 6056**

3 AN ORDINANCE TO ADOPT THE LAND USE AND RURAL NEIGHBORHOODS  
4 PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE  
FOR OTHER RELATED MATTERS.

5 Proposed by: M. Margo Wheeler, Director of  
6 Planning and Development

Summary: Adopts the Land Use and Rural  
Neighborhoods Preservation Element of the Las  
Vegas 2020 Master Plan.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
8 AS FOLLOWS:

9 SECTION 1: The document entitled "Land Use and Rural Neighborhoods  
10 Preservation Element," including its appendix, exhibits and maps, the essential contents of which were  
11 approved by the City Council on August 5, 2009, is hereby adopted as a part of the Las Vegas 2020  
12 Master Plan and is incorporated therein by this reference. The document so identified shall function  
13 as the Land Use Element and the Rural Neighborhoods Preservation Element of the Las Vegas 2020  
14 Master Plan, and shall replace and supersede any corresponding element or inconsistent provision of  
15 the City's General Plan, as adopted by Ordinance No. 3636 and amended thereafter.

16 SECTION 2: The Planning and Development Department is authorized and directed  
17 to:

18 (A) Include the date of the adoption of this Ordinance within or upon the document  
19 referred to in Section 1 at such locations as are designed to reflect the date of the adoption of this  
20 Ordinance;

21 (B) Replace any page within the document that may indicate it is in "draft" form  
22 with a final version of that page;

23 (C) Publish the document in final form, in a format deemed necessary or  
24 appropriate, including the reorganization of text and maps as may be appropriate; and

25 (D) File the final document with the City Clerk.

26 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or  
27 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
28 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or



CLV212603  
00298



1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
5 invalid or ineffective.

6 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,  
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this 2nd day of September, 2009.

10 APPROVED:

11  
12 By   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:  
15   
16 BEVERLY K. BRIDGES, CMC  
City Clerk

17 APPROVED AS TO FORM:  
18 Val Steed 7-21-09  
19 Date

# Land Use & Rural Neighborhoods Preservation Element

City of Las Vegas  
Planning & Development Department



The City of Las Vegas  
Land Use & Rural Neighborhoods Preservation Element  
of the Las Vegas 2020 Master Plan  
was adopted by City Council  
on September 2, 2009  
(Bill No. 2009-34)

**CITY OF LAS VEGAS  
LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT**

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## **DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES**

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

### **RESIDENTIAL**

**RNP (Rural Neighborhood Preservation)** – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

#### COMMERCIAL/INDUSTRIAL

**O (Office)** – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry/Research)** – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research,

development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

**TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks. Existing natural features within the TND are to be retained and incorporated, where feasible, as organizational and recreational elements of the community.

The TND category differs from the PCD category as follows:

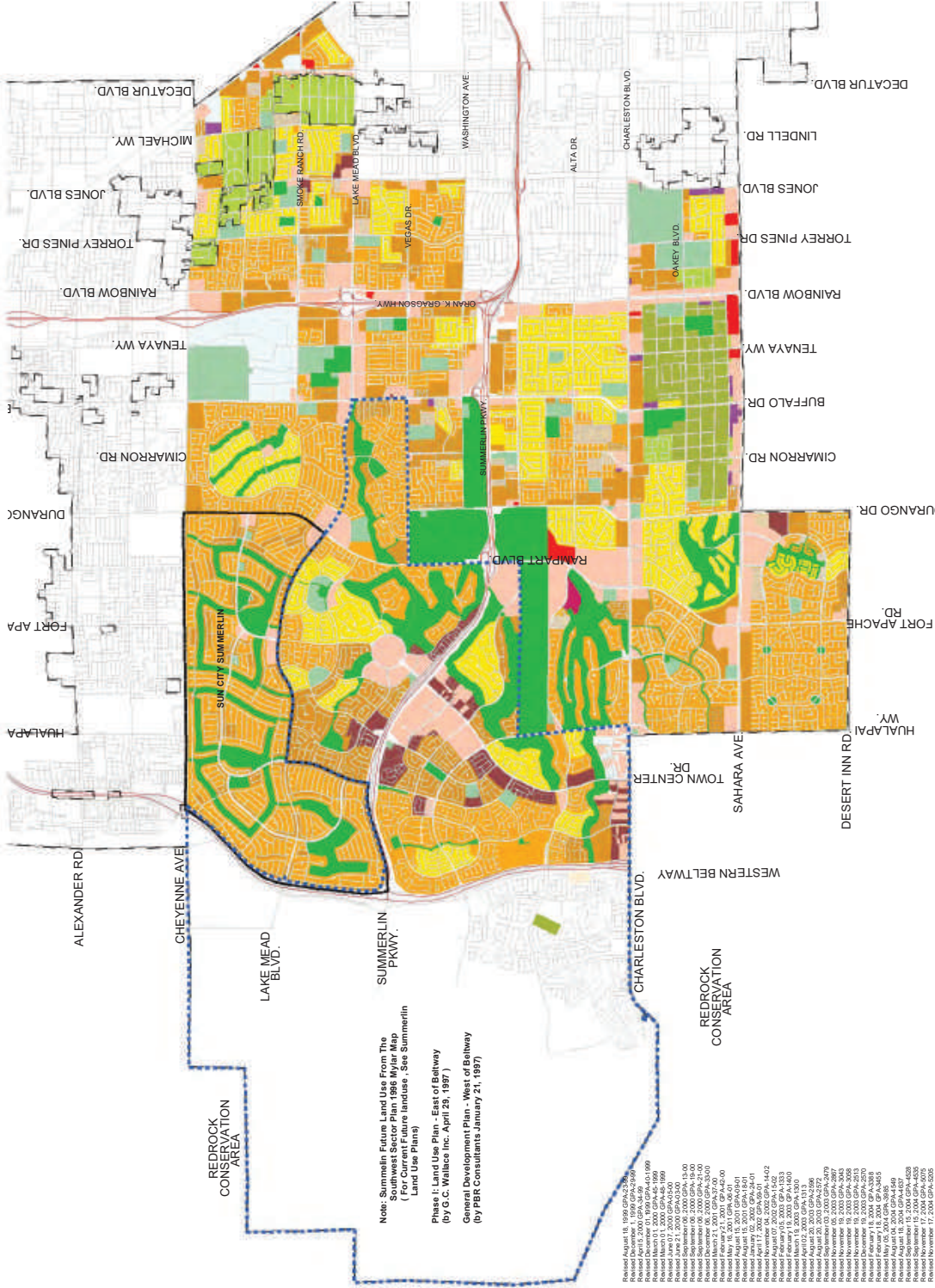
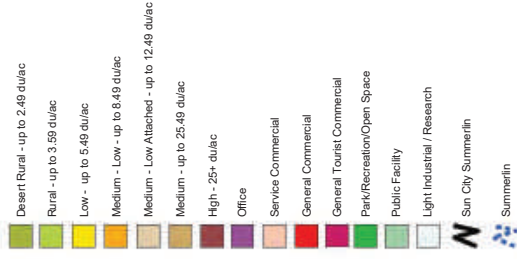
- The TND features pedestrian-oriented neighborhoods with a mixture of housing types;
- The TND primarily utilizes an interconnected grid of streets that de-emphasizes gated private streets and cul-de-sacs; and
- The TND primarily emphasizes a strong relationship between buildings and streets, and de-emphasizes perimeter walls along the roadways.

**LVMD (Las Vegas Medical District)** – The Las Vegas Medical District category encompasses a 214-acre special plan area that includes several major medical facilities and supporting office and commercial uses. Multi-family residential uses are permitted, while existing single-family uses are intended to transition to medical and commercial uses over time.

## DOWNTOWN LAND USE PLAN

## SOUTHWEST SECTOR

### Land Use Categories



Note: Sumnerlin Future Land Use From The Southwest Sector Plan 1996 Mylar Map ( For Current Future landuse , See Sumnerlin Land Use Plans)

Phase I: Land Use Plan - East of Beltway  
(by G.C. Wallace Inc. April 29, 1997 )

General Development Plan - West of Beltway  
(by PBR Consultants January 21, 1997)

Revised October 1, 1999	GP-4A-1561
Revised November 1, 1999	GP-4A-1562
Revised December 1, 1999	GP-4A-1563
Revised January 1, 2000	GP-4A-1564
Revised February 1, 2000	GP-4A-1565
Revised March 1, 2000	GP-4A-1566
Revised April 1, 2000	GP-4A-1567
Revised May 1, 2000	GP-4A-1568
Revised June 1, 2000	GP-4A-1569
Revised July 1, 2000	GP-4A-1570
Revised August 1, 2000	GP-4A-1571
Revised September 1, 2000	GP-4A-1572
Revised October 1, 2000	GP-4A-1573
Revised November 1, 2000	GP-4A-1574
Revised December 1, 2000	GP-4A-1575
Revised January 1, 2001	GP-4A-1576
Revised February 1, 2001	GP-4A-1577
Revised March 1, 2001	GP-4A-1578
Revised April 1, 2001	GP-4A-1579
Revised May 1, 2001	GP-4A-1580
Revised June 1, 2001	GP-4A-1581
Revised July 1, 2001	GP-4A-1582
Revised August 1, 2001	GP-4A-1583
Revised September 1, 2001	GP-4A-1584
Revised October 1, 2001	GP-4A-1585
Revised November 1, 2001	GP-4A-1586
Revised December 1, 2001	GP-4A-1587
Revised January 1, 2002	GP-4A-1588
Revised February 1, 2002	GP-4A-1589
Revised March 1, 2002	GP-4A-1590
Revised April 1, 2002	GP-4A-1591
Revised May 1, 2002	GP-4A-1592
Revised June 1, 2002	GP-4A-1593
Revised July 1, 2002	GP-4A-1594
Revised August 1, 2002	GP-4A-1595
Revised September 1, 2002	GP-4A-1596
Revised October 1, 2002	GP-4A-1597
Revised November 1, 2002	GP-4A-1598
Revised December 1, 2002	GP-4A-1599
Revised January 1, 2003	GP-4A-1600
Revised February 1, 2003	GP-4A-1601
Revised March 1, 2003	GP-4A-1602
Revised April 1, 2003	GP-4A-1603
Revised May 1, 2003	GP-4A-1604
Revised June 1, 2003	GP-4A-1605
Revised July 1, 2003	GP-4A-1606
Revised August 1, 2003	GP-4A-1607
Revised September 1, 2003	GP-4A-1608
Revised October 1, 2003	GP-4A-1609
Revised November 1, 2003	GP-4A-1610
Revised December 1, 2003	GP-4A-1611
Revised January 1, 2004	GP-4A-1612
Revised February 1, 2004	GP-4A-1613
Revised March 1, 2004	GP-4A-1614
Revised April 1, 2004	GP-4A-1615
Revised May 1, 2004	GP-4A-1616
Revised June 1, 2004	GP-4A-1617
Revised July 1, 2004	GP-4A-1618
Revised August 1, 2004	GP-4A-1619
Revised September 1, 2004	GP-4A-1620
Revised October 1, 2004	GP-4A-1621
Revised November 1, 2004	GP-4A-1622
Revised December 1, 2004	GP-4A-1623
Revised January 1, 2005	GP-4A-1624
Revised February 1, 2005	GP-4A-1625
Revised March 1, 2005	GP-4A-1626
Revised April 1, 2005	GP-4A-1627
Revised May 1, 2005	GP-4A-1628
Revised June 1, 2005	GP-4A-1629
Revised July 1, 2005	GP-4A-1630
Revised August 1, 2005	GP-4A-1631
Revised September 1, 2005	GP-4A-1632
Revised October 1, 2005	GP-4A-1633
Revised November 1, 2005	GP-4A-1634
Revised December 1, 2005	GP-4A-1635
Revised January 1, 2006	GP-4A-1636
Revised February 1, 2006	GP-4A-1637
Revised March 1, 2006	GP-4A-1638
Revised April 1, 2006	GP-4A-1639
Revised May 1, 2006	GP-4A-1640
Revised June 1, 2006	GP-4A-1641
Revised July 1, 2006	GP-4A-1642
Revised August 1, 2006	GP-4A-1643
Revised September 1, 2006	GP-4A-1644
Revised October 1, 2006	GP-4A-1645
Revised November 1, 2006	GP-4A-1646
Revised December 1, 2006	GP-4A-1647
Revised January 1, 2007	GP-4A-1648
Revised February 1, 2007	GP-4A-1649
Revised March 1, 2007	GP-4A-1650
Revised April 1, 2007	GP-4A-1651
Revised May 1, 2007	GP-4A-1652
Revised June 1, 2007	GP-4A-1653
Revised July 1, 2007	GP-4A-1654
Revised August 1, 2007	GP-4A-1655
Revised September 1, 2007	GP-4A-1656
Revised October 1, 2007	GP-4A-1657
Revised November 1, 2007	GP-4A-1658
Revised December 1, 2007	GP-4A-1659
Revised January 1, 2008	GP-4A-1660
Revised February 1, 2008	GP-4A-1661
Revised March 1, 2008	GP-4A-1662
Revised April 1, 2008	GP-4A-1663
Revised May 1, 2008	GP-4A-1664
Revised June 1, 2008	GP-4A-1665

SOURCE: City of Las Vegas, Planning and Development Department  
Adopted April 01, 1992 Ord. # 3636



Printed: June 26, 2009

10

# EXHIBIT Q

# EXHIBIT Q



1 **BILL NO. 2011-23**

2 **ORDINANCE NO. 6152**

3 AN ORDINANCE TO UPDATE THE LAND USE AND RURAL NEIGHBORHOODS  
4 PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO BE CONSISTENT  
5 WITH THE CITY'S NEW UNIFIED DEVELOPMENT CODE, AND TO PROVIDE FOR OTHER  
6 RELATED MATTERS.

6 Proposed by: Flinn Fagg, Acting Director of  
7 Planning

Summary: Updates the Land Use and Rural  
Neighborhoods Preservation Element of the Las  
Vegas 2020 Master Plan to be consistent with  
the City's new Unified Development Code.

8  
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
10 AS FOLLOWS:

11 SECTION 1: The document entitled "Land Use and Rural Neighborhoods  
12 Preservation Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056,  
13 is hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. In Sections 2 and 3,  
14 deleted material is enclosed by brackets and new material is underlined.

15 SECTION 2: The beginning paragraph of the section entitled "Mixed-Use  
16 Development," commencing on Page 16, is amended to read as follows:

17 In 2001, the Downtown Overlay District was created to coincide with the Downtown Centennial Plan  
18 area and establish special standards for any zoning district in this area.<sup>5</sup> Many traditional standards  
19 such as for setbacks, height, parking, landscaping and lot coverage were relaxed to encourage  
20 developments having both residential and nonresidential uses on the same parcel or to allow both  
21 residential and nonresidential uses in an area zoned for one or the other. By 2003, a specific use called  
22 "Mixed Use" was created and defined, and was deemed appropriate anywhere inside the boundaries  
23 of the Las Vegas Redevelopment Area.<sup>6</sup> The area permitting mixed-use developments later expanded  
24 to the boundaries of the Neighborhood Revitalization Area,<sup>7</sup> and then became permissible anywhere  
25 within the C-1, C-2 and C-PB Districts with certain restrictions.<sup>8</sup> With the adoption of a new  
26 development code, the C-PB District will be eliminated for future development, so that mixed-use  
27 developments will be limited to the C-1 and C-2 Districts.

28 SECTION 3: The fourth paragraph of the section entitled "Mixed-Use Development,"

1 commencing on Page 16, is hereby amended to read as follows:  
2 Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a  
3 quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most  
4 fully realized by the city's TND designation, which allows the T-D (Traditional Neighborhood)  
5 zoning district.] The encouraged development pattern is for an interconnected street grid and buildings  
6 that relate to the street. This permits shorter walking times practical for access to all points in the  
7 neighborhood, whether for leisure or transportation. Complete streets that accommodate vehicles,  
8 transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks.  
9 Commercial service uses are near residential dwellings. Kyle Canyon is a development area  
10 designated for Traditional Neighborhood Development.

11 SECTION 4: Tables 5, 10 and 14 are hereby replaced by the tables of the same  
12 numbers that are attached to this Ordinance.

13 SECTION 5: The Department of Planning is authorized and directed to incorporate  
14 into the Land Use and Rural Neighborhoods Preservation Element the changes adopted by this  
15 Ordinance and to file the final document with the City Clerk.

16 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or  
17 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
18 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
19 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
20 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
21 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
22 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
23 invalid or ineffective.

24 ...

25 ...

26 ...

27 ...

28 ...

1 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,  
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 18<sup>TH</sup> day of May, 2011.

5 APPROVED:

6  
7 By   
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10   
11 BEVERLY K. BRIDGES, MMC  
12 City Clerk

13 APPROVED AS TO FORM:

14 Val Heed 4-6-11  
15 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 20<sup>th</sup> day of April, 2011, and referred to a committee for recommendation; thereafter  
3 the committee reported favorably on said ordinance on the 18<sup>th</sup> day of May, 2011, which  
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance  
5 was read by title to the City Council as first introduced and adopted by the following vote:

6 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Wolfson, Tarkanian,  
7 Ross, Barlow and Anthony

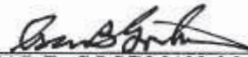
8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 DID NOT VOTE: None

12 APPROVED:

13 

14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 

17 BEVERLY K. BRIDGES, MMC City Clerk



Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL										COMMERCIAL/INDUSTRIAL				OTHER			
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LIR	TC	PR-OS	PF	TND	LVMD
Master Plan Designation																		
Maximum Allowable Density (Units per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-1	R-1, R-MH, U, R-E	R-2, R-CL, R-1, R-MH, U, R-E	R-2, R-TH	R-2, R-TH, R-TH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

\* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

000072509



Table 10: Iron Mountain Ranch Land Use Designations

Iron Mountain Ranch Master Plan Area	RESIDENTIAL				COMMERCIAL	OTHER
	DR	R	L	ML		
Master Plan Land Use Designation						
Maximum Allowable Density (Units Per Acre)	2.00	3.49	5.49	8.49	N/A	N/A
Allowable Zoning Categories	R-PD2*	R-PD*	R-PD*	R-PD*	N/A	C-V

\* The types of development permitted under the R-PD designation prior to the adoption of the Unified Development Code shall now be achieved under the TND designation. All existing R-PD designated development as of the effective date of the Unified Development Code shall be governed by any approved Development Standards, Design Guidelines, or other active entitlements that may be applicable.

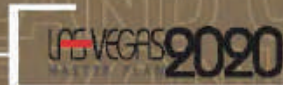
0000002510

Table 14: Downtown Area Land Use Designations

Downtown Land Use Plan Area	RESIDENTIAL	COMMERCIAL		OTHER	
		MXU	C	LJ/R	PF
Master Plan Land Use Designation	MXU		C	LJ/R	PF
Corresponding General Plan Categories	L, ML, M, H, O, SC, GC	L, ML, M, H, O, SC, GC	O, SC, GC	LJ/R	PF
Allowable Zoning Categories	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	R-E, R-MH, R-1, R-2, R-3, R-4, R- TH, O, P-O, C-1, C-2	O, P-O, C-1, C-2	C-M, M	C-V

d00072511

# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT



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existing land use

future land use

description of master plan  
land use categories

overview of general plan  
amendment /major modification  
process

gaming enterprise districts

rural neighborhoods  
preservation

conclusion

appendix



Adopted by  
City Council 9-02-09

Revised 05-08-12

CLV083915  
00315

**The City of Las Vegas  
Land Use & Rural Neighborhoods Preservation Element  
of the Las Vegas 2020 Master Plan  
was adopted by City Council  
on September 2, 2009 (Ordinance #6056),  
and revised on May 8, 2012 (Ordinance #6152)**



Land Use & Rural Neighborhoods Preservation Element

PD-0006-05-2012 RS LU\_RNP



CLV083916  
00316

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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

## RESIDENTIAL

**RNP (Rural Neighborhood Preservation)** – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.



**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

## COMMERCIAL/INDUSTRIAL

**O (Office)** – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)** – The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

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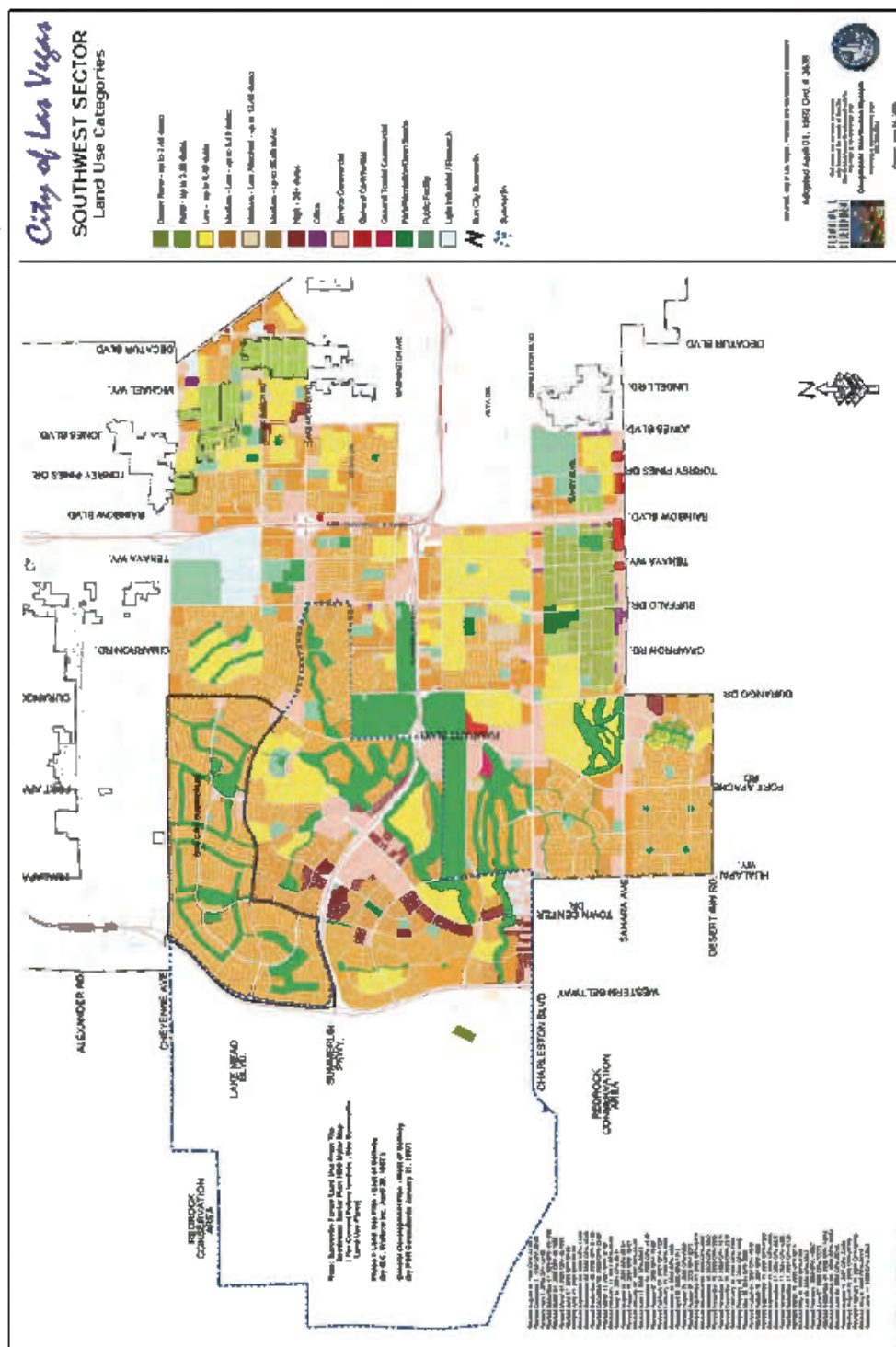
## **OTHER**

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.



### Map 3: Southwest Sector Land Use



# **EXHIBIT R**

# **EXHIBIT R**

S. ✓

FIRST AMENDMENT

BILL NO. 2018-13

ORDINANCE NO. 6622

AN ORDINANCE TO AMEND THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO ESTABLISH THE FORM-BASED CODE LAND USE DESIGNATION AND ADD TRANSECT ZONES AS ALLOWABLE ZONING CATEGORIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Updates the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to establish the Form-Based Code land use designation and add transect zones as allowable zoning categories.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The document entitled "Land Use and Rural Neighborhoods Preservation Element," hereinafter the "Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056, and thereafter amended by Ordinance No. 6152, is hereby further amended as set forth in Sections 2 to 11, inclusive, of this Ordinance. Where sections or provisions of existing language (other than table cell entries) are being amended or added to, deletions are shown by bracketing and additions by underlining.

SECTION 2: The Existing Land Use section of the Element is hereby amended by amending the subpart entitled "Mixed-Use Development" to add to that subpart, at the end thereof, a sixth paragraph, to read as follows:

Form-Based Code (FBC) is a land use regulating system that focuses on the physical form of the built environment, and its relationship to the public realm, instead of the segregation of land uses. As such, the FBC land use designation encourages mixed-use and fosters human scale, a walkable environment, and access to employment, services and amenities for the community. Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 the Department of Planning began drafting a Form-Based Code for downtown Las Vegas, as this had been identified as a critical step towards the implementation of the plan. The FBC land use designation was created in 2018 to provide a designation that allows for the utilization of

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1 Form-Based zoning districts, also known as Transect Zones or T-Zones, within the Downtown Area (see  
2 Exhibit 3).

3           SECTION 3: The Future Land Use section of the Element is hereby amended by  
4 amending the subpart entitled "Downtown Area" to add to that subpart, at the end thereof, a fourth paragraph,  
5 to read as follows:

6 In 2016, the City of Las Vegas adopted the Vision 2045 Downtown Las Vegas Masterplan, which identified  
7 the adoption of a Form-Based Code for the twelve identified Districts of downtown as a key step towards  
8 implementing the vision established by the policy document. The Vision 2045 Downtown Las Vegas  
9 Masterplan also conceptualized the expansion of the overall Downtown Area, which was established through  
10 the adoption of the Downtown Las Vegas Overlay (DTLV-O) in 2017, which replaced the previous  
11 Downtown Centennial Plan Overlay (DCP-O). To set the framework for the Form-Based Code, a Form-  
12 Based Code (FBC) land use designation was created in 2018, to allow for Form-Based Zoning Districts, also  
13 known as Transect Zones or T-Zones, to be utilized for properties within the Downtown Area (see Exhibit  
14 3). The FBC land use designation is consistent and concurrent with the Downtown Land Use map of the Las  
15 Vegas Redevelopment Area Plan.

16           SECTION 4: The Future Land Use section of the Element is hereby amended by  
17 amending the subpart entitled "Southeast Sector" to add to that subpart, at the end thereof, a second  
18 paragraph, to read as follows:

19 Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 and the establishment  
20 of the Downtown Las Vegas Overlay District (DTLV-O) in 2017, the Downtown Area boundary was  
21 expanded in 2018. The Downtown Area now includes the entirety of the Las Vegas Medical District, as well  
22 as portions of the Downtown North Plan Area and the West Las Vegas Plan Area (see Exhibit 5).

23           SECTION 5: Exhibits 3 and 5 of the Element, pertaining respectively to the Downtown  
24 Area Map and to the Southeast Sector Map, are hereby replaced with the Exhibits that are attached to this  
25 Ordinance as Exhibit A and Exhibit B, which are hereby adopted and incorporated by this reference.

26           SECTION 6: The Future Land Use section of the Element is hereby amended by



1 amending the subpart entitled "Land Use Tables" to amend Table 5 appearing therein, pertaining to Master  
2 Plan Land Use Designations, to add, under the column labeled as "Other", a new subcolumn pertaining to  
3 the FBC Master Plan Designation. The new subcolumn, to be incorporated into Table 5, shall be labeled  
4 "FBC", and shall include the following values with respect to the Maximum Allowable Density (Units per  
5 Acre) and Allowable Zoning Categories listed in the table:

6 Maximum Allowable Density (Units per Acre)	Variable†
7 Allowable Zoning Categories	See Downtown Area Chart

8 SECTION 7: The Future Land Use section of the Element is hereby amended by  
9 amending the subpart entitled "Land Use Tables" to further amend Table 5 appearing therein to amend the  
10 footnote pertaining to the superscript character "†" to read as follows:

11 † The density of a development within the TND [category] and FBC categories is limited by the approved  
12 Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved  
13 master planned development.

14 SECTION 8: The Future Land Use section of the Element is hereby amended by  
15 amending the subpart entitled "Land Use Tables" to amend Table 14 appearing therein, pertaining to  
16 Downtown Area Land Use Designations, to add, under the column labeled as "Other", a new subcolumn  
17 pertaining to the FBC Master Plan Land Use Designation. The new subcolumn, to be incorporated into Table  
18 14, shall be labeled "FBC", and shall include the following values with respect to the Corresponding General  
19 Plan Categories and Allowable Zoning Categories listed in the table:

20 Corresponding General Plan Categories	FBC
21 Allowable Zoning Categories	T1, T2, T3, T4, T5, T6, SD* (asterisk applicable to all)

22 SECTION 9: The Future Land Use section of the Element is hereby amended by  
23 amending the subpart entitled "Land Use Tables" to further amend Table 14 appearing therein to add a  
24 footnote pertaining to the superscript character "\*" and referring to the Allowable Zoning Categories listed  
25 for the FBC value, to read as follows:

26 \*The Allowable Zoning Categories indicated as T1, T2, T3, T4, T5, T6, and SD include all Form-Based Code



1 Zoning Districts and Sub-Districts, also referred to as Transect Zones and Sub-Zones, that are indicated as  
2 pertaining to the Las Vegas Transect as described in the Unified Development Code.

3 SECTION 10: The Description of Master Plan Land Use Categories section of the Element  
4 is hereby amended by amending the subpart entitled "Downtown Land Use Plan" to add, before the entry  
5 entitled "MXU (Mixed- Use)", a new entry entitled "FBC – Form-Based Code", to read as follows:

6 **FBC – Form-Based Code**

7 The Form-Based Code (FBC) category allows for a wide array of uses and development types, which vary  
8 depending on the specific neighborhood context and character of the area. Because of the importance of the  
9 individual place when considering the application of a Form-Based Code for future development, a  
10 comprehensive study and extensive outreach must be carried on before the FBC can be properly utilized on  
11 properties.

12 The focus of the FBC is on:

- 13 • The physical character and quality of the public realm
- 14 • The human scale of the built environment, including the way that city blocks, structures and the  
15 public right-of-way interact with the people
- 16 • Accessibility to employment, services and amenities, as well as more transportation options
- 17 • Simplification of the by-right development process that has been deemed contextual to the  
18 surrounding area

19 The Zoning Districts allowed within the FBC category are also referred to as Transect Zones, or T-Zones,  
20 and are classified using a numbering system that goes from one (1) to six (6). The intensity of development  
21 and mix of uses varies depending on the Transect Zone that is taken into consideration, with T1 Zones  
22 allowing for the least intensity and mix of uses, and T6 Zones allowing for the most intensity and mix of  
23 uses.

24 SECTION 11: The Overview of General Plan Amendment/Major Modification Process  
25 section of the Element entitled "is hereby amended by adding thereto, following the existing paragraphs, a  
26 new subpart labeled "Form-Based Code (FBC) Provisions," to read as follows:

1 **Form-Based Code (FBC) Provisions**

2 A change of land use designation for a property that is designated with the FBC designation is generally  
3 considered not in the best interest of the effective and consistent development of the community, as doing so  
4 would dramatically alter the contextual character of the entire Downtown District or Special Area previously  
5 identified and designated with the FBC designation. Additionally, the FBC land use designation allows for  
6 a great variety of Zoning Districts, also referred to as Transect Zones or T-Zones, which allow for a wide  
7 array of land uses, densities, and types of development. For these reasons, if a special circumstance, which  
8 may necessitate the modification of the FBC designation, arise, the applicant should first consider to address  
9 such special circumstance not by means of General Plan Amendment, but by maintaining the FBC  
10 designation and using, instead, the flexibility provided by the Transect Zones allowed under the FBC  
11 designation.

12 For a change of land use designation for a property designated with the FBC designation, a property owner  
13 must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission,  
14 and approval by City Council, following the procedure as provided by the Unified Development Code.

15 Notwithstanding the provisions above, for a parcel-specific GPA, because of the holistic approach of the  
16 FBC and its critical link to the character of the area, in addition to the requirements as set forth in LVMC  
17 Chapter 19.16, the following shall apply:

18 • A Notice of Public Hearing shall be mailed to each owner of real property located within the  
19 Downtown District or Special Area identified with the FBC designation in which the property is located. The  
20 applicant shall pay the fees associated with the Notice of Public Hearing.

21 • As part of the application, the applicant shall submit to the Director a study containing clear and  
22 convincing evidence that:

- 23     o A viable use of the property cannot be achieved under the FBC designation; and  
24     o The GPA is necessary to achieve the long-term goals of the specific Downtown District as  
25 envisioned in the Vision 2045 Downtown Masterplan or character of the area as described in the Special Area  
26 Plan.

1 SECTION 12: The Department of Planning is authorized and directed to  
2 incorporate into the Land Use and Rural Neighborhoods Preservation Element the amendments made by this  
3 Ordinance, including, without limitation and as deemed appropriate, reconstituting tables, replacing Exhibits  
4 3 and 5 at the appropriate locations and in final publication versions, and making parallel reference changes  
5 and corresponding changes to the table of contents.

6 SECTION 13: If any section, subsection, subdivision, paragraph, sentence, clause or phrase  
7 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by  
8 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the  
9 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby  
10 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
11 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
12 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

13 SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases,  
14 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
15 Edition, in conflict herewith are hereby repealed.

16 PASSED, ADOPTED and APPROVED this 26<sup>TH</sup> day of June, 2018.

17 APPROVED:

18 By Carolyn G. Goodman  
19 CAROLYN G. GOODMAN, Mayor

20 ATTEST:

21 Luann D. Holmes  
22 LUANN D. HOLMES, MMC  
City Clerk

23 APPROVED AS TO FORM:

24 Val Steed 6-18-18  
25 Val Steed, Date  
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 6<sup>th</sup> day of June, 2018, and referred to a committee for recommendation; thereafter  
3 the said committee reported favorably on said ordinance on the 20<sup>th</sup> day of June, 2018,  
4 which was a regular meeting of said Council; that at said regular meeting, the proposed  
5 ordinance was read by title to the City Council as amended and adopted by the following  
6 vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin  
Seroka, Fiore and Crear

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 APPROVED:

12   
13 CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15   
16 EUANN D. HOLMES, MMC City Clerk



# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT



executive summary

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existing land use

future land use

description of master plan  
land use categories

overview of general plan  
amendment /major modification  
process

gaming enterprise districts

rural neighborhoods  
preservation

conclusion

appendix



Adopted by  
City Council 9-02-09

Revised 06-20-18

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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

## RESIDENTIAL

**RNP (Rural Neighborhood Preservation)** – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low



Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential) – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

## COMMERCIAL/INDUSTRIAL

O (Office) – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) – The Service Commercial

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category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry/Research) – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

PF (Public Facilities) – The Public Facilities category allows

Map 3: Southwest Sector Land Use

