

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

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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.

Land Use Hierarchy

2020 Plan Strategy Area	Land Use Element
Downtown Reurbanization Area	Downtown Area
Neighborhood Revitalization Area	Southeast Sector Plan
Newly Developed Area	Centennial Hills Sector Plan
Recently Developed Area	Southwest Sector Plan

² 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 acres³. 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.

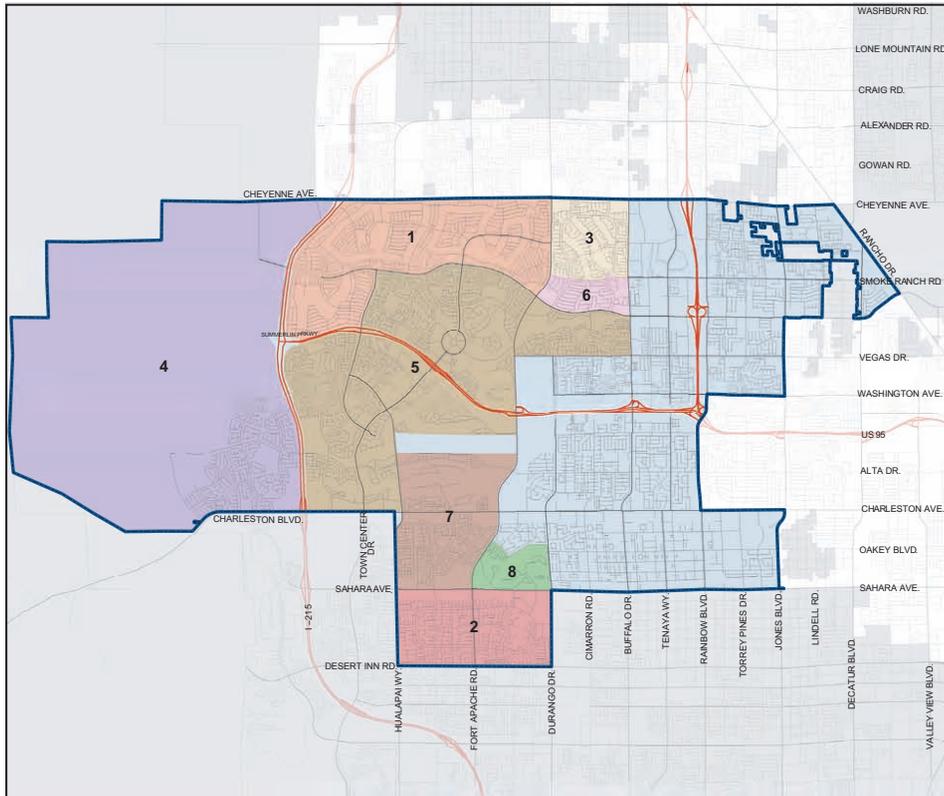
³ Certain infill developments may receive a waiver from the eighty-acre requirement.

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 | Sun City | Peccole Ranch | Summerlin |
| Desert Shores | The Lakes | South Shores | Summerlin West |

Map 4
Southwest Sector Map



Printed: March 15, 2005

- | | | |
|-----------------|------------------|------------------|
| 1 Sun City | 4 West Summerlin | 7 Peccole Ranch |
| 2 The Lakes | 5 Summerlin | 8 Canyon Gate |
| 3 Desert Shores | 6 South Shores | Southwest Sector |
| | | Freeway |

Future Land Use

