

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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6. CONSERVATION

Goal: An acceptable and sustainable level of environmental quality.

6.1 OBJECTIVE: Acceptable air quality.

6.1.1 POLICY: It is policy to participate in regional and statewide air quality improvement efforts and to maintain the air quality standards in the City as set forth in the Las Vegas Air Quality Implementation Plan.

Program 1: Continue to cooperate with the Clark County Health District in monitoring air pollutant levels in the City, with particular emphasis on those areas which have historically experienced high pollution levels.

Program 2: Continue to cooperate with the Clark County Regional Transportation Commission in programming regional transportation improvements which reduce auto emissions.

Program 3: Cooperate with the State of Nevada in its vehicle inspection program and support legislation to continue the program.

6.1.2 POLICY: It is policy to promote transportation improvements which will improve air quality.

Program 1: Utilize transportation system management techniques which improve roadway traffic capacity, particularly on major routes during peak hours.

Program 2: Prioritize and implement roadway construction and intersection improvement projects which improve the flow of traffic.

Program 3: Maintain standards and criteria for street grading and paving in new developments.

Program 4: Support measures to improve public transit.

Program 5: Continue to plan and implement the downtown transportation center and connecting transit/people mover systems.

Program 6: Continue efforts to implement the Las Vegas/Los Angeles Super Speed Rail System.

6.1.3 POLICY: It is policy to coordinate land use with air quality planning to reduce potential trips and trip lengths.

Program 1: Establish Activity Centers throughout the City.

Program 2: Continue to encourage non-polluting industrial development at appropriate locations.

6.2 OBJECTIVE: Acceptable water quality.

6.2.1 POLICY: It is policy to improve and expand the City's wastewater treatment capability while maintaining water quality standards.

Program 1: Continue to maintain acceptable wastewater treatment standards.

Program 2: Continue planning and implementation of scheduled wastewater treatment plant expansion.

Program 3: Continue monitoring and maintenance of effluent standards.

6.2.2 POLICY: It is policy to encourage water conservation.

Program 1: Encourage development which emphasizes native landscape materials, low flow or drip irrigation systems and interior flow reduction fixtures and devices.

Program 2: Continue maintenance of public facilities and parks which minimize water requirements.

6.2.3 POLICY: It is policy to cooperate with federal, state and other local governmental agencies in mutual efforts to improve and maintain water quality in the Las Vegas Valley.

Program 1: Participate in regional water quality planning for Clark County.

Program 2: Cooperate with the Bureau of Reclamation in the development and implementation of salinity reduction plans.

6.3 OBJECTIVE: Conservation of natural resources.

6.3.1 POLICY: It is policy to conserve the City's land resources.

Program 1: Require master development plans, where appropriate, to preserve unique land features, such as knolls, bluffs and outcroppings.

Program 2: Continue to require rehabilitation plans, guaranteeing restoration to an acceptable post-extraction condition and use, for any extraction activity authorized in the City.

6.3.2 POLICY: It is policy to encourage preservation of areas of environmental significance.

Program 1: Encourage preservation of significant environmental resources which may be affected by development in the City or may be utilized by city residents.

6.3.3 POLICY: It is policy to encourage recycling of resources where economically feasible.

Program 1: Continue development of programs to reclaim storm and wastewater and make use of poor quality, shallow ground water for industrial, recreational and other uses.

Program 2: Encourage use of recycled packaging materials for retail products and programs to reuse solid waste products such as glass, paper, tin and aluminum.

Program 3: Utilize recycled products for city operations where feasible.

6.4 OBJECTIVE: Conservation of energy.

6.4.1 POLICY: It is policy to encourage urban design and development which conserves energy.

Program 1: Encourage land use and subdivision design which facilitates reduced use of energy.

6.4.2 POLICY: It is policy to promote transportation improvements which contribute to energy conservation.

Program 1: Utilize transportation system management techniques which improve roadway traffic efficiency, particularly on major routes during peak hours.

Program 2: Support measures to improve public transit.

Program 3: Continue to plan and implement the downtown transportation center.

Program 4: Continue efforts to implement the Las Vegas/Los Angeles Super Speed Rail System.

6.4.3 POLICY: It is policy to conserve energy in city administration.

Program 1: Continue City efforts to reduce energy in city facilities and operations.

Program 2: Continue and expand cost effective material recycling operations associated with city functions.

Program 3: Continue exploration of opportunities to utilize excess methane gas produced as a by-product of the anaerobic digestion process used at the wastewater treatment plant.

6.4.4 POLICY: It is policy to cooperate with electrical and gas utilities and any secondary users of energy (water districts, sanitation districts, school districts, etc.) in efforts to reduce energy consumption.

7. ENVIRONMENTAL HAZARDS

Goal: The minimum damage possible from natural and man-made environmental hazards.

7.1 OBJECTIVE: Protection from unhealthful and hazardous waste.

7.1.1 POLICY: It is policy to protect city residents, property owners and visitors from exposure to hazardous wastes.

Program 1: Monitor hazardous waste storage, collection, transportation and disposal practices to ensure adequate protection to people and property.

Program 2: Explore the feasibility of specified truck routes limiting transportation of hazardous waste.

7.1.2 POLICY: It is policy to participate in solid waste disposal planning and management to ensure adequate disposal sites and services.

Program 1: Cooperate with Clark County and local solid waste disposal companies in planning for solid waste landfill sites to avoid gaps in disposal capacity or excessive costs.

Program 2: Continue to require new developments to include facilities for convenient solid waste disposal such as common trash pickup areas, individual trash holding areas, or other facilities that are accessible for disposal and pickup, and situated in such a manner so as not to be a visual or physical nuisance.

7.2 OBJECTIVE: Protection from unhealthful noise impacts.

7.2.1 POLICY: It is policy that exterior noise levels of 65 Ldn and interior noise levels of 45 Ldn will generally be considered as the noise limits for residential, public and quasi-public uses in the City of Las Vegas.

Program 1: Consider mapping noise contours throughout the City using the National Cooperative Highway Research Program (NCHRP) model, particularly the areas adjacent to freeway routes, expressways, rail lines and the North Las Vegas Airport.

Program 2: Where noise sensitive uses are planned within 300 feet of a freeway, expressway or rail line, within the approach or departure

pattern for the North Las Vegas Airport, or adjacent to major thoroughfares, consider the requirement that development plans document noise conditions on the site and describe how excessive noise will be handled.

Program 3: Encourage non-noise sensitive uses to locate near noise generators in the community profile areas and through subsequent zoning.

Program 4: Consider including in the City Code provisions for noise attenuation in building design and construction.

Program 5: Explore the scope and feasibility of a noise ordinance for application within residential neighborhoods to address nuisance noise conditions.

7.2.2 POLICY: It is policy to cooperate with federal, state and local regulatory agencies in efforts to minimize noise impacts from all modes of transportation.

7.3 OBJECTIVE: Protection of life and property from seismic damage.

7.4 OBJECTIVE: Protection of development from subsidence, ground water damage, and poor soil conditions.

7.4.1 POLICY: It is policy to review land development proposals for subsidence, ground water problems and poor soil conditions.

Program 1: Maintain and periodically update maps of known areas of subsidence, ground water problems and severe soil conditions.

Program 2: Require reports for development projects, where necessary, to document potential subsidence or adverse soil conditions and describe appropriate mitigation measures.

7.4.2 POLICY: It is policy to provide public information concerning known areas of subsidence, ground water problems and poor soil conditions.

7.5 OBJECTIVE: Protection of developed areas from blowing sand damage.

7.5.1 POLICY: It is policy to apply cost effective methods for resolving blowing sand damage where feasible.

Program 1: Require construction projects to mitigate blowing sand generation.

Program 2: Explore the cost and feasibility of a large scale cooperative planting program of drought tolerant vegetation, if necessary, along public rights-of-way to serve as blowing sand barriers.

7.5.2 POLICY: It is policy to discourage disturbance of natural desert pavement prior to urban development.

8. PARKS AND RECREATION

Goal: Parks and recreational facilities and services which provide both active and passive recreational opportunities on a community-wide and neighborhood level.

8.1 **OBJECTIVE:** An adequate and diverse system of parks and recreational facilities and services.

8.1.1 **POLICY:** It is policy to determine appropriate locations, size, and type of facilities for municipal parks and other recreational operations.

Program 1: Establish service standards for parks and recreational facilities that consider the City's fiscal resources and capabilities.

Program 2: Establish criteria to determine the adequacy of parks and recreational facilities in the review of development proposals.

Program 3: Periodically reevaluate the adequacy of parks and recreational facilities in accordance with determined service standards.

8.1.2 **POLICY:** It is policy to provide a variety of parks and recreational facilities.

Program 1: Develop neighborhood and community parks to serve the needs of residents throughout all areas of the City.

Program 2: Avoid unnecessary duplication of recreational opportunities provided by public schools and private organizations.

8.1.3 **POLICY:** It is policy to provide organized recreational activities and services at community recreation centers and park facilities throughout the City.

Program 1: Continue to provide programs for all ages in adaptive recreation, sports, and arts and crafts, as well as classes for special interest groups, and meeting rooms for clubs and service organizations.

Program 2: Continue to sponsor specialized programs and activities for senior citizens.

8.2 **OBJECTIVE:** An equitable means of financing park facilities and recreational services to serve the residents of Las Vegas.

8.2.1 POLICY: It is policy to utilize public funds, within budgetary constraints, to facilitate parks and recreational development and services.

Program 1: Continue to utilize federal, state, Las Vegas Convention and Visitors Authority grants or endowments for parks and recreational facilities as funds become available.

Program 2: Continue the cooperative arrangement with the Clark County School District to provide joint neighborhood park and school sites.

Program 3: Continue to coordinate plans with federal and state agencies to secure public lands which are suitable for park use.

Program 4: Continue to explore opportunities for public/private joint financing in the operation of public parks and recreational facilities.

8.2.2 POLICY: It is policy to cooperate with private developers to ensure that adequate park space and recreational facilities are provided to meet the needs of new residents.

Program 1: Evaluate and monitor new development in accordance with zoning and subdivision regulations to ensure adequacy of parks and recreational facilities.

Program 2: Encourage land dedication or land designation and construction of parks and recreational facilities for private maintenance, as may be appropriate, for large scale master planned developments.

Program 3: Consider the feasibility of a residential construction tax ordinance.

8.2.3 POLICY: It is policy to consider establishment of benefit assessment districts for park purposes along with other public facilities and services in various areas of the City when requested by these residents.

Program 1: Review various types of benefit assessment districts, particularly the use of property secured revenue bonds.

8.2.4 POLICY: It is policy to provide continuing recreational programs and to maintain park facilities by utilizing general funds, user fees and other resources.

Program 1: Perpetuate reasonable user fees for city recreational facilities and programs.

Program 2: Continue to periodically re-evaluate fees for recreational facilities and programs to ensure that such programs are available to all residents at reasonable cost.

8.3 OBJECTIVE: Efficient management of park and recreational facilities.

8.3.1 POLICY: It is policy to pursue priorities in the improvement of existing city parks which provide maximum benefit to the public.

Program 1: Maintain a list of priorities for park facility and recreational program improvements.

Program 2: Continue to coordinate and review plans for development of park facilities and recreational program improvements with the City Parks and Recreation Advisory Commission.

Program 3: Continue to encourage input from citizens and various organizations concerning park facilities and recreational programs.

8.3.2 POLICY: It is policy to provide cost-effective administration and maintenance of parks and recreational facilities and services.

8.4 OBJECTIVE: Expanded opportunities for cultural pursuits and programs.

8.4.1 POLICY: It is policy to sponsor cultural activities which enhance the opportunity for artistic and cultural expression in the community.

Program 1: Continue to sponsor ongoing community cultural activities, such as the Civic Ballet, Las Vegas Symphony and Rainbow Company.

Program 2: Continue to sponsor art exhibits and performances at city facilities and parks.

Program 3: Continue to manage and maintain city facilities for cultural enrichment, such as the Reed Whipple Center and the Charleston Heights Arts Center.

8.4.2 POLICY: It is policy to provide city assistance to enhance community cultural activities through coordination of events and use of city facilities.

Program 1: Continue city support of cultural enrichment programs and community events.

Program 2: Continue to make city facilities available to community cultural groups at minimum possible cost.

Program 3: Continue to provide printed material describing city facilities, including capacities, hours of availability, cost range and any special consideration for their use.

8.4.3 POLICY: It is policy to encourage private efforts to expand the artistic and cultural base of the community.

9. HISTORIC PRESERVATION

Goal: Preservation of cultural resources which have historical significance.

9.1 OBJECTIVE: A workable historic preservation program.

9.1.1 POLICY: It is policy to maintain an inventory of historic structures and places as the basis for an action program to preserve them.

Program 1: Update the historic preservation inventory, as needed.

9.1.2 POLICY: It is policy to provide a historic preservation program based on cultural and economic considerations.

Program 1: Evaluate the most practical legal, financial and regulatory techniques for historic preservation.

9.2 OBJECTIVE: Private and public preservation of structures and places of historic significance.

9.2.1 POLICY: It is policy to promote the preservation of historic structures and places in the City of Las Vegas.

Program 1: Encourage private preservation of those buildings and sites in the inventory that are representative of the cultural heritage of Las Vegas.

Program 2: Provide city support of practical historic preservation programs which will benefit the residents of the community.

Sub-Program 1: Continue to identify sources of funds and seek financial assistance for restoration and preservation activities.

Program 3: Integrate historical preservation with programs involving housing, recreation, transportation and community development.

Program 4: Explore the feasibility of adaptive reuse of historically significant buildings for municipal and other community purposes.

9.3 OBJECTIVE: Promote interest, appreciation for, and coordination of preservation activities with citizen groups and public agencies.

9.3.1 **POLICY:** It is policy to coordinate historic preservation activities with community preservation organizations.

9.3.2 **POLICY:** It is policy to coordinate local programs with state and federal historic preservation programs.

9.3.3 **POLICY:** It is policy to make information available concerning historic preservation activities within the City.

10. VISUAL ENVIRONMENT

Goal: A visually attractive residential community and a unique visitor environment.

10.1 OBJECTIVE: Creative and visually appealing urban design.

10.1.1 POLICY: It is policy to encourage creative or innovative design in development projects.

Program 1: Continue design review as part of the land development review process.

Program 2: Consider additional design standards, guidelines and procedures which may be appropriate to enhance overall community appearance without adding additional time or cost to the development review process.

10.1.2 POLICY: It is policy that quality design will be incorporated into all public projects constructed by the City.

Program 1: Continue to utilize the Interdepartmental Design and Review Committee for design and aesthetic review on City projects.

Program 2: Maintain professional capability in architecture and landscape architecture which can assure good design of public projects while effectively accommodating the needs of the public.

10.1.3 POLICY: It is policy to utilize the Las Vegas Metropolitan Beautification Committee for guidance and recommendations concerning strategies to improve community appearance.

10.2 OBJECTIVE: Quality design, landscaping and architectural treatment of commercial and industrial areas.

10.2.1 POLICY: It is policy to encourage creative design, incorporating concepts such as plazas, landscaped open areas, urban art and amenities in public spaces, and separation of pedestrian and vehicular traffic, in Activity Centers throughout the City.

10.2.2 POLICY: It is policy to maintain contemporary standards of appearance for commercial and industrial development with respect

to architecture, landscaping, signage, storage, screening and parking lot design.

Program 1: Continue aesthetic review of development proposals provided under City zoning and subdivision regulations.

Program 2: Continue to revise, adopt and enforce zoning regulations regarding landscaping, outside storage, display and screening.

Program 3: Encourage landscape buffers along existing industrial areas with high freeway exposure, where feasible.

10.2.3 POLICY: It is policy to encourage well landscaped and properly designed commercial and industrial parks in appropriate locations throughout the City.

Program 1: Provide public assistance and incentives where feasible to encourage high quality commercial and industrial park development.

Program 2: Consider the feasibility of a commercial/industrial park zoning classification.

10.3 OBJECTIVE: Visually attractive signage throughout the City and restricted signage outside designated gaming/tourist centers.

10.3.1 POLICY: It is policy to regulate signs outside of tourist commercial areas at acceptable community standards.

Program 1: Continue to maintain, update, and enforce sign regulations.

Program 2: Consider revisions to sign regulations which may enhance community appearance without limiting reasonable advertisement of commercial activities or services.

10.3.2 POLICY: It is policy to promote and permit signage in tourist commercial areas that reinforces the "Neon Art" image of the Fremont/Casino Center area and to stimulate expansion of that visual character throughout all tourist commercial territory designated on community profile maps.

10.4 OBJECTIVE: Enhancement of the central city area as a unique Activity Center.

10.4.1 POLICY: It is policy that the central portion of Las Vegas will be treated as a unique and highly urban Activity Center to accommodate a diversity and intensity of uses not found elsewhere in the Las Vegas Valley.

Program 1: Specify high intensity and, where appropriate, mixed land uses on the Community Profile encompassing the city downtown area.

Program 2: Provide on-going redevelopment and rehabilitation activities in the downtown area.

10.4.2 POLICY: It is policy to seek input and cooperation with the Downtown Progress Association and other appropriate interest groups on plans and projects for the downtown area.

10.5 OBJECTIVE: Uncluttered and debris-free vacant desert land.

10.5.1 POLICY: It is policy to discourage promiscuous dumping on vacant desert land.

Program 1: Continue to enforce existing litter ordinances.

Program 2: Post vacant public properties with "No Dumping" signs.

Program 3: Ensure adequate solid waste disposal sites are provided at convenient locations.

Program 4: Consider a "Neighborhood Litter Watch" program which marshals citizen resources in reducing promiscuous dumping activities.

10.5.2 POLICY: It is policy to coordinate with other governmental entities and community civic organizations in efforts to control and clean up indiscriminate disposal of solid waste.

10.6 OBJECTIVE: Attractive thoroughfare corridors.

10.6.1 POLICY: It is policy to encourage and provide attractive thoroughfares through the City as an essential ingredient in the urban visual environment.

Program 1: Designate landscaping improvements on city thoroughfares as deemed appropriate.

Program 2: Consider economical landscape requirements for new development along designated thoroughfares.

Program 3: Explore the use of special improvement districts for neighborhoods to accelerate improvement schedules or enhance the level of programmed landscaping improvement.

10.6.2 Policy: It is policy to encourage and cooperate with private efforts to provide attractive public improvements such as street furniture, benches, kiosks, and fountains at appropriate locations.

10.6.3 Policy: It is policy to encourage desert tolerant, low maintenance, drought resistant, landscaping materials in combination with creative materials, forms and textures along throughfare corridors, where feasible.

10.7 OBJECTIVE: Distinctive city entry points.

10.7.1 POLICY: It is policy to promote public and private entry statements into the City of Las Vegas along tourist oriented routes as a means of improving city identity.

Program 1: Erect signs, monuments or other structures, as funds are available, where effective and appropriate.

10.7.2 POLICY: It is policy to cooperate with other governmental entities to ensure adequate public improvements to rights-of-way of major thoroughfares entering Las Vegas.

part III — the short-range plan



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A. INTRODUCTION

The Short-Range Plan contains the administrative mechanism whereby the city seeks to support and fulfill the concepts contained in the policies and programs enumerated in the Long and Mid-Range plans. The Short-Range Plan presents a procedure by which the city's objectives can be measured and the day-to-day task of analyzing urban development can be charted.

In essence, this portion of the General Plan becomes an implementing tool to achieve the standards established for tomorrow's growth. Because of the active nature of the Short-Range Plan, it is more precise and is formatted differently than the prior plans. Its purpose is to assist in the provision of appropriate and compatible land uses.

In this context, the focus of the General Plan, as presented in the Short-Range Plan, switches away from goals, policies and programs and proposes land use concepts as a systematic method to integrate the objectives of the previous plans. The Short-Range Plan becomes less abstract. It encourages development which will accommodate and improve the diverse lifestyles desired by Las Vegas residents.

B. CONCEPT OF THE SHORT-RANGE PLAN

This section of the General Plan develops a format which is useful, consistent, and will, in fact, promote the vast arrangement of different living environments needed in the City of Las Vegas. The City's approach to addressing this need was to develop planning districts based upon the intensity of urban development expressed in terms of population per square mile. Each square mile and the population density contained within it become a basic planning and measuring unit from which almost all additional calculations are made. This planning unit is referred to as a Residential Planning District. The combination of two or more Residential Planning Districts of a predominant or homogeneous characteristic are classified as a Community Profile. The merger of the Community Profiles produces the geographical area called Las Vegas.

C. RESIDENTIAL PLANNING DISTRICTS (RPD'S)

The policies contained in the Short-Range Plan focus on residential development. To accommodate different living environments and lifestyles, the Short-Range Plan provides three basic types of Residential Planning Districts: Urban, Suburban and Rural. Flexibility and variation in the types and development densities in each RPD are provided by a range of density categories. An RPD is a geographic area that is generally one-mile square and bounded by primary thoroughfares.

Each of the three basic residential planning districts reflects design concepts and distinctive residential lifestyles. A district may include several types of development; however, each type of planning district will retain an overall character and density established by the General Plan. The Community Profiles, when taken together, include all the RPDs in the City and reflect the composite population established for the entire city. The three types of residential planning districts are described as follows:

Urban Residential Planning District

The Urban Residential Planning District (RDP) contains relatively intensive urban development and high population densities. Urban RPD's are primarily located in the central portion of the City.

As in all RPD's, the fully developed Urban Planning District will contain a variety of housing styles and residential densities. This variation in density will be guided to create design variations, to ensure maximum compatibility with adjacent development, and to ensure a smooth transition with adjacent residential planning districts. Although the intensity of development in the Urban Planning District is not desired by all, the types of development found in this district provide a lifestyle desired by many residents. The Urban RPD is designed to provide many basic daily needs, all easily within walking distance, and to minimize the need for automobile movement between points within the area. The automobile will, instead, be utilized primarily for movement to points outside of the area. The planning and design of the Urban RPD will ensure that housing, recreation areas, pedestrian and bicycle paths, commercial areas, and other facilities will all work together to reinforce each other.

Suburban Residential Planning District

The Suburban Residential Planning District (RPD) includes the greatest mixture of housing types and densities, but derives its character primarily from the predominant form of City residential development, the single family detached residence. Most of the RPD's in the City are Suburban Residential Planning Districts.

Although a diversity of housing types is encouraged, compatibility of new development, with existing single family residential development is a primary consideration in Suburban Residential Planning Districts. The success of the City's suburban community environment is dependent upon a design that creates a sense of unity so that residential uses strongly interact with local supporting uses such as parks and other recreation facilities, local commercial, pedestrian and bicycle paths, and elementary schools.

Rural Residential Planning District

The Rural Residential Planning District (RPD) encompasses areas of the City where the predominant lifestyle is single family homes on large lots. Many Las Vegas residents prefer a semi-rural or rural environment which permits greater privacy, and in some cases animals, and is removed from intensive urban activity. Rural RPD's are found primarily in outlying areas of the City.

Some variation of housing style and density is possible in Rural RPD's provided appropriate design measures are utilized to maintain compatibility. Local commercial uses and parks are not essential services in the Rural Residential Planning District. The large individual lots and overall open space afforded by the low density development precludes the need for most

recreation facilities. Instead, the feeling of "neighborhood" comes from the predominantly large lot environment, and an overall circulation plan in terms of streets, bicycle and equestrian paths, as well as landscape continuity and other design measures.

D. RESIDENTIAL PLANNING DISTRICT STANDARDS

The standards for each of the three types of residential planning districts are summarized in Table 3.1. It should be noted that optimum figures are not fixed. A Rural Residential Planning District could consist of less than four square miles along with a concomitant reduction in dwelling units and population. The general location of each of the three types of RPD's is shown on the Generalized Land Use map following this Section.

TABLE 3-1
RPD Standards

RESIDENTIAL STANDARDS

	Urban	Suburban	Rural
Optimum Design Population	17,000	11,500	11,500
Optimum Area	640 Acres	640 Acres	2,560 Acres
Total DU's	9,800	4,400	4,400
Maximum DU/Gross Acre	49 DU/Gross Acre	21 DU/Gross Acre	7 DU/Gross Acre
Optimum Average DU/Gross Acre ¹	24 DU/Gross Acre	7 DU/Gross Acre	1.8 DU/Gross Acre
Minimum DU/Gross Acre	7 DU/Gross Acre	2 DU/Gross Acre	1 DU/Gross Acre
Optimum Percent of Residential Use	55%	65%	70%

NON RESIDENTIAL STANDARDS

• Percent in streets	30%	25%	25%
• Commercial	1/Ac/1000 People	2/Ac/1000 People	2/Ac/1000 People
• Elementary School	4-5 Ac.	8-10 Ac.	8-10 Ac.
• Parks/Recreation Facilities/ Community Service Center	2/Ac/1000 People	2/Ac/1000 People	1/Ac/1000 People

¹The desirable average gross density for the entire residential planning district.

NOTE: Numbers have been rounded for ease of use and will not correlate precisely.

Not all Residential Planning Districts will be optimum size. Portions of Residential Planning Districts may also contain non-residential development or uses that do not relate directly to the needs of the area. When this occurs, Table 3.2 is to be utilized to determine the reduction factor as well as the designed dwelling units and population for each type of residential planning district.

TABLE 3-2
RPD Population & Dwelling Units — Reduction Factors

Percent of Area ¹	Reduction Factor	Urban RPD		Suburban RPD		Rural RPD	
		Population	Units	Population	Units	Population	Units
10- 19%	.15	16,100	8,300	10,200	3,700	2,500	900
20- 29%	.25	14,200	7,300	9,000	3,300	2,200	800
30- 39%	.35	12,400	6,400	7,800	2,900	1,900	700
40- 49%	.45	10,500	5,400	6,600	2,400	1,600	600
50- 74%	.63	7,000	3,600	4,400	1,600	1,100	400
75-100%	.88	2,300	1,200	1,400	500	400	200

¹Percent of land area in other uses not listed in the RPD residential or non-residential standards as specified in Table 3.1.

NOTE: Population and dwelling units may not correlate due to rounding.

E. MIXTURE OF DENSITY CATEGORIES WITHIN RESIDENTIAL PLANNING DISTRICTS

While each of the aforementioned types of residential planning districts define an overall character of development, a variation in residential densities can be expected to occur within each RPD. Each of the three types of living environments and accompanying lifestyles include a range of residential categories. For example, an Urban Residential Planning District can include both high-density apartments and small lot single family homes. The Rural Residential Planning district is designed to permit a range of housing from conventional single family tract homes, to estate size single family homes on several acres.

The population and density capacities for each of the residential planning districts are summarized in Table 3.3.

TABLE 3-3
Residential Planning Districts Planning Capacities

RPD Type	Population Per Square Mile	Dwelling Units Per Square Mile	People Per Gross Acre
Urban	17,000-19,000	9,800	26.6-29.7
Suburban	11,000-12,000	4,400	17.2-18.8
Rural	2,500- 3,000	1,100	3.9- 4.7

Table 3.4 sets forth guidelines for the mix of residential densities that can be expected in each type of residential planning district. If one of the density categories is exceeded in any particular residential planning district, the difference must be made up from other density categories in order to maintain the same overall character and density pattern within the residential planning district.

TABLE 3-4
RPD Density Ratios
Percent of Residential Land Area by Type of Dwelling Unit Density

Density Category DU's/ Gross Acre	High Over 20	Medium 12-20	Medium Low 6-12	Low 3-6	Rural 0-3
RPD					
Urban	50%	25%	25%	0	0
Suburban	0	10%	60%	30%	0
Rural	0	0	0	15%	85%

F. COMMUNITY PROFILE SYSTEM

Community Profiles are designated areas of the City comprising two or more residential planning districts and having a predominant or homogeneous characteristic, such as the City's "downtown" area or the medical facility area in the vicinity of the Southern Nevada Memorial Hospital. The community profile maps reflect the preferred location and density ranges for the various types of land uses throughout the City. Consequently, there may be more area designated for certain types of land uses and greater densities than would ultimately be allowed for the purpose of providing development options. The amount of land allocated to the land uses and the densities on each profile map are continually balanced by City staff in conjunction with the Residential Planning District System to result in the designed number of residential dwelling units and support uses.

Sixteen Community Profiles, each with a separate land use map and supporting text, comprise the General Plan study area. This system of profile areas can be expanded as circumstances require. These profile maps and texts enable the City to review individual development projects in terms of land use and the policies contained in the General Plan. Thus, land use totals will change over time as development occurs and the desired balance of uses is achieved.

