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.

No. 84345

Electronically Filed
Sep 29 2022 09:16 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

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. 84640

AMENDED JOINT APPENDIX VOLUME 73

LAW OFFICES OF KERMITT L. WATERS
Kermitt L. Waters, Esq.
Nevada Bar No. 2571
kermitt@kermittwaters.com
James J. Leavitt, Esq.
Nevada Bar No. 6032
jim@kermittwaters.com
Michael A. Schneider, Esq.
Nevada Bar No. 8887
michael@kermittwaters.com
Autumn L. Waters, Esq.
Nevada Bar No. 8917
autumn@kermittwaters.com
704 South Ninth Street
Las Vegas, Nevada 89101
Telephone: (702) 733-8877

Attorneys for 180 Land Co., LLC and Fore Stars, Ltd.

LAS VEGAS CITY ATTORNEY'S OFFICE
Bryan K. Scott, Esq.
Nevada Bar No. 4381
bscott@lasvegasnevada.gov
Philip R. Byrnes, Esq.
pbyrnes@lasvegasnevada.gov
Nevada Bar No. 166
Rebecca Wolfson, Esq.
rwolfson@lasvegasnevada.gov
Nevada Bar No. 14132
495 S. Main Street, 6th Floor
Las Vegas, Nevada 89101
Telephone: (702) 229-6629

Attorneys for City of Las Vegas

CLAGGETT & SYKES LAW FIRM
Micah S. Echols, Esq.
Nevada Bar No. 8437
micah@claggettlaw.com
4101 Meadows Lane, Suite 100
Las Vegas, Nevada 89107
(702) 655-2346 – Telephone

Attorneys for 180 Land Co., LLC and Fore Stars, Ltd.

McDONALD CARANO LLP
George F. Ogilvie III, Esq.
Nevada Bar No. 3552
gogilvie@mcdonaldcarano.com
Amanda C. Yen, Esq.
ayen@mcdonaldcarano.com
Nevada Bar No. 9726
Christopher Molina, Esq.
cmolina@mcdonaldcarano.com
Nevada Bar No. 14092
2300 W. Sahara Ave., Ste. 1200
Las Vegas, Nevada 89102
Telephone: (702)873-4100

LEONARD LAW, PC
Debbie Leonard, Esq.
debbie@leonardlawpc.com
Nevada Bar No. 8260
955 S. Virginia Street Ste. 220
Reno, Nevada 89502
Telephone: (775) 964.4656

SHUTE, MIHALY & WEINBERGER, LLP
Andrew W. Schwartz, Esq.
schwartz@smwlaw.com
California Bar No. 87699
(admitted pro hac vice)
Lauren M. Tarpey, Esq.
ltarpey@smwlaw.com
California Bar No. 321775
(admitted pro hac vice)
396 Hayes Street
San Francisco, California 94102
Telephone: (415) 552-7272

Attorneys for City of Las Vegas

Electronically Filed
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Steven D. Grierson
CLERK OF THE COURT

APEN
Bryan K. Scott (NV Bar No. 4381)
Philip R. Byrnes (NV Bar No. 166)
Rebecca Wolfson (NV Bar No. 14132)
LAS VEGAS CITY ATTORNEY'S OFFICE
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101
Telephone: (702) 229-6629
Facsimile: (702) 386-1749
bscott@lasvegasnevada.gov
pbyrnes@lasvegasnevada.gov
rwolfson@lasvegasnevada.gov

(Additional Counsel Identified on Signature Page)

Attorneys for City of Las Vegas

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

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 IN SUPPORT OF CITY'S OPPOSITION TO PLAINTIFF'S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT** **VOLUME 14**

The City of Las Vegas ("City") submits this Appendix of Exhibits in Support of the City's Opposition to Plaintiff's Motion to Determine Take and For Summary Judgement on the First, Third, and Fourth Claims for Relief and its Countermotion for Summary Judgment.

Exhibit	Exhibit Description	Vol.	Bates No.
A	City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas)	1	0001-0011
B	City records regarding Peccole Land Use Plan and Z-34-81 rezoning application	1	0012-0030

Exhibit	Exhibit Description	Vol.	Bates No.
C	City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application	1	0031-0050
D	Excerpts of the 1985 City of Las Vegas General Plan	1	0051-0061
E	City records regarding Peccole Ranch Master Plan and Z-139-88 phase I rezoning application	1	0062-0106
F	City records regarding Z-40-89 rezoning application	1	0107-0113
G	Ordinance No. 3472 and related records	1	0114-0137
H	City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application	1	0138-0194
I	Excerpts of 1992 City of Las Vegas General Plan	2	0195-0248
J	City records related to Badlands Golf Course expansion	2	0249-0254
K	Excerpt of land use case files for GPA-24-98 and GPA-6199	2	0255-0257
L	Ordinance No. 5250 and Excerpts of Las Vegas 2020 Master Plan	2	0258-0273
M	Miscellaneous Southwest Sector Land Use Maps from 2002-2005	2	0274-0277
N	Ordinance No. 5787 and Excerpts of 2005 Land Use Element	2	0278-0291
O	Ordinance No. 6056 and Excerpts of 2009 Land Use & Rural Neighborhoods Preservation Element	2	0292-0301
P	Ordinance No. 6152 and Excerpts of 2012 Land Use & Rural Neighborhoods Preservation Element	2	0302-0317
Q	Ordinance No. 6622 and Excerpts of 2018 Land Use & Rural Neighborhoods Preservation Element	2	0318-0332
R	Ordinance No. 1582	2	0333-0339
S	Ordinance No. 4073 and Excerpt of the 1997 City of Las Vegas Zoning Code	2	0340-0341
T	Ordinance No. 5353	2	0342-0361
U	Ordinance No. 6135 and Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011	2	0362-0364
V	Deeds transferring ownership of the Badlands Golf Course	2	0365-0377
W	Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan	2	0378-0381
X	Parcel maps recorded by the Developer subdividing the Badlands Golf Course	3	0382-0410
Y	EHB Companies promotional materials	3	0411-0445
Z	General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications	3	0446-0466
AA	Staff Report regarding 17-Acre Applications	3	0467-0482

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
BB	Major Modification (MOD-63600), Rezoning (ZON-63601), General Plan Amendment (GPA-63599), and Development Agreement (DIR-63602) applications	3	0483-0582
CC	Letter requesting withdrawal of MOD-63600, GPA-63599, ZON-63601, DIR-63602 applications	4	0583
DD	Transcript of February 15, 2017 City Council meeting	4	0584-0597
EE	Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J	4	0598-0611
FF	Docket for NSC Case No. 75481	4	0612-0623
GG	Complaint filed by Fore Stars Ltd. and Seventy Acres LLC, Case No. A-18-773268-C	4	0624-0643
HH	General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications	4	0644-0671
II	June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480.	4	0672-0679
JJ	Docket for Case No. A-17-758528-J	4	0680-0768
KK	Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J	5	0769-0793
LL	Development Agreement (DIR-70539) application	5	0794-0879
MM	August 2, 2017 City Council minutes regarding DIR-70539	5	0880-0882
NN	Judge Sturman's February 15, 2019 minute order granting City's motion to dismiss, Case No. A-18-775804-J	5	0883
OO	Excerpts of August 2, 2017 City Council meeting transcript	5	0884-0932
PP	Final maps for Amended Peccole West and Peccole West Lot 10	5	0933-0941
QQ	Excerpt of the 1983 Edition of the Las Vegas Municipal Code	5	0942-0951
RR	Ordinance No. 2185	5	0952-0956
SS	1990 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0957
TT	1996 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0958
UU	1998 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0959

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
VV	2015 aerial photograph identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0960
WW	2015 aerial photograph identifying Phase I and Phase II boundaries, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0961
XX	2019 aerial photograph identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0962
YY	2019 aerial photograph identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation, produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0963
ZZ	2019 aerial photograph identifying areas subject to proposed development agreement (DIR-70539), produced by the City's Planning & Development Department, Office of Geographic Information Systems (GIS)	5	0964
AAA	Membership Interest Purchase and Sale Agreement	6	0965-0981
BBB	Transcript of May 16, 2018 City Council meeting	6	0982-0998
CCC	City of Las Vegas' Amicus Curiae Brief, *Seventy Acres, LLC v. Binion*, Nevada Supreme Court Case No. 75481	6	0999-1009
DDD	Nevada Supreme Court March 5, 2020 Order of Reversal, *Seventy Acres, LLC v. Binion*, Nevada Supreme Court Case No. 75481	6	1010-1016
EEE	Nevada Supreme Court August 24, 2020 Remittitur, *Seventy Acres, LLC v. Binion*, Nevada Supreme Court Case No. 75481	6	1017-1018
FFF	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlements on 17 Acres	6	1019-1020
GGG	September 1, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Final Entitlements for 435-Unit Housing Development Project in Badlands	6	1021-1026
HHH	Complaint Pursuant to 42 U.S.C. § 1983, *180 Land Co. LLC et al. v. City of Las Vegas, et al.*, 18-cv-00547 (2018)	6	1027-1122
III	9th Circuit Order in *180 Land Co. LLC; et al v. City of Las Vegas, et al.*, 18-cv-0547 (Oct. 19, 2020)	6	1123-1127
JJJ	Plaintiff Landowners' Second Supplement to Initial Disclosures Pursuant to NRCP 16.1 in 65-Acre case	6	1128-1137
LLL	Bill No. 2019-48: Ordinance No. 6720	7	1138-1142

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

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MMM	Bill No. 2019-51: Ordinance No. 6722	7	1143-1150
NNN	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 65 Acres	7	1151-1152
OOO	March 26, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 133 Acres	7	1153-1155
PPP	April 15, 2020 Letter from City of Las Vegas Office of the City Attorney to Counsel for the Developer Re: Entitlement Requests for 35 Acres	7	1156-1157
QQQ	Valbridge Property Advisors, Lubawy & Associates Inc., Appraisal Report (Aug. 26, 2015)	7	1158-1247
RRR	Notice of Entry of Order Adopting the Order of the Nevada Supreme Court and Denying Petition for Judicial Review	7	1248-1281
SSS	Letters from City of Las Vegas Approval Letters for 17-Acre Property (Feb. 16, 2017)	8	1282-1287
TTT	Reply Brief of Appellants 180 Land Co. LLC, Fore Stars, LTD, Seventy Acres LLC, and Yohan Lowie in *180 Land Co LLC et al v. City of Las Vegas*, Court of Appeals for the Ninth Circuit Case No. 19-16114 (June 23, 2020)	8	1288-1294
UUU	Excerpt of Reporter's Transcript of Hearing on City of Las Vegas' Motion to Compel Discovery Responses, Documents and Damages Calculation and Related Documents on Order Shortening Time in *180 Land Co. LLC v. City of Las Vegas*, Eighth Judicial District Court Case No. A-17-758528-J (Nov. 17, 2020)	8	1295-1306
VVV	Plaintiff Landowners' Sixteenth Supplement to Initial Disclosures in *180 Land Co., LLC v. City of Las Vegas*, Eighth Judicial District Court Case No. A-17-758528-J (Nov. 10, 2020)	8	1307-1321
WWW	Excerpt of Transcript of Las Vegas City Council Meeting (Aug. 2, 2017)	8	1322-1371
XXX	Notice of Entry of Findings of Facts and Conclusions of Law on Petition for Judicial Review in *180 Land Co. LLC v. City of Las Vegas*, Eighth Judicial District Court Case No.A-17-758528-J (Nov. 26, 2018)	8	1372-1399
YYY	Notice of Entry of Order *Nunc Pro Tunc* Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019 in *180 Land Co. LLC v. City of Las Vegas*, Eighth Judicial District Court Case No.A-17-758528 (Feb. 6, 2019)	8	1400-1405
ZZZ	City of Las Vegas Agenda Memo – Planning, for City Council Meeting June 21, 2017, Re: GPA-68385, WVR-68480, SDR-68481, and TMP-68482 [PRJ-67184]	8	1406-1432

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
AAAA	Excerpts from the Land Use and Rural Neighborhoods Preservation Element of the City's 2020 Master Plan adopted by the City Council of the City on September 2, 2009	8	1433-1439
BBBB	Summons and Complaint for Declaratory Relief and Injunctive Relief, and Verified Claims in Inverse Condemnation in *180 Land Co. LLC v. City of Las Vegas*, Eighth Judicial District Court Case No.A-18-780184-C	8	1440-1477
CCCC	Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment in *180 Land Co. LLC v. City of Las Vegas*, Eighth Judicial District Court Case No.A-18-780184-C (Dec. 30, 2020)	8	1478-1515
DDDD	Peter Lowenstein Declaration	9	1516-1522
DDDD-1	Exhibit 1 to Peter Lowenstein Declaration: Diagram of Existing Access Points	9	1523-1526
DDDD-2	Exhibit 2 to Peter Lowenstein Declaration: July 5, 2017 Email from Mark Colloton	9	1527-1531
DDDD-3	Exhibit 3 to Peter Lowenstein Declaration: June 28, 2017 Permit application	9	1532-1533
DDDD-4	Exhibit 4 to Peter Lowenstein Declaration: June 29, 2017 Email from Mark Colloton re Rampart and Hualapai	9	1534-1536
DDDD-5	Exhibit 5 to Peter Lowenstein Declaration: August 24, 2017 Letter from City Department of Planning	9	1537
DDDD-6	Exhibit 6 to Peter Lowenstein Declaration: July 26, 2017 Email from Peter Lowenstein re Wall Fence	9	1538
DDDD-7	Exhibit 7 to Peter Lowenstein Declaration: August 10, 2017 Application for Walls, Fences, or Retaining Walls; related materials	9	1539-1546
DDDD-8	Exhibit 8 to Peter Lowenstein Declaration: August 24, 2017 Email from Steve Gebeke	9	1547-1553
DDDD-9	Exhibit 9 to Peter Lowenstein Declaration: Bill No. 2018-24	9	1554-1569
DDDD-10	Exhibit 10 to Peter Lowenstein Declaration: Las Vegas City Council Ordinance No. 6056 and excerpts from Land Use & Rural Neighborhoods Preservation Element	9	1570-1577
DDDD-11	Exhibit 11 to Peter Lowenstein Declaration: documents submitted to Las Vegas Planning Commission by Jim Jimmerson at February 14, 2017 Planning Commission meeting	9	1578-1587
EEEE	GPA-72220 application form	9	1588-1590
FFFF	Chris Molina Declaration	9	1591-1605
FFFF-1	Fully Executed Copy of Membership Interest Purchase and Sale Agreement for Fore Stars Ltd.	9	1606-1622

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-2	Summary of Communications between Developer and Peccole family regarding acquisition of Badlands Property	9	1623-1629
FFFF-3	Reference map of properties involved in transactions between Developer and Peccole family	9	1630
FFFF-4	Excerpt of appraisal for One Queensridge place dated October 13, 2005	9	1631-1632
FFFF-5	Site Plan Approval for One Queensridge Place (SDR-4206)	9	1633-1636
FFFF-6	Securities Redemption Agreement dated September 14, 2005	9	1637-1654
FFFF-7	Securities Purchase Agreement dated September 14, 2005	9	1655-1692
FFFF-8	Badlands Golf Course Clubhouse Improvement Agreement dated September 6, 2005	9	1693-1730
FFFF-9	Settlement Agreement and Mutual Release dated June 28, 2013	10	1731-1782
FFFF-10	June 12, 2014 emails and Letter of Intent regarding the Badlands Golf Course	10	1783-1786
FFFF-11	July 25, 2014 email and initial draft of Golf Course Purchase Agreement	10	1787-1813
FFFF-12	August 26, 2014 email from Todd Davis and revised purchase agreement	10	1814-1843
FFFF-13	August 27, 2014 email from Billy Bayne regarding purchase agreement	10	1844-1846
FFFF-14	September 15, 2014 email and draft letter to BGC Holdings LLC regarding right of first refusal	10	1847-1848
FFFF-15	November 3, 2014 email regarding BGC Holdings LLC	10	1849-1851
FFFF-16	November 26, 2014 email and initial draft of stock purchase and sale agreement	10	1852-1870
FFFF-17	December 1, 2015 emails regarding stock purchase agreement	10	1871-1872
FFFF-18	December 1, 2015 email and fully executed signature page for stock purchase agreement	10	1873-1874
FFFF-19	December 23, 2014 emails regarding separation of Fore Stars Ltd. and WRL LLC acquisitions into separate agreements	10	1875-1876
FFFF-20	February 19, 2015 emails regarding notes and clarifications to purchase agreement	10	1877-1879
FFFF-21	February 26, 2015 email regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1880
FFFF-22	February 27, 2015 emails regarding revised purchase agreements for Fore Stars Ltd. and WRL LLC	10	1881-1882
FFFF-23	Fully executed Membership Interest Purchase Agreement for WRL LLC	10	1883-1890

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

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FFFF-24	June 12, 2015 email regarding clubhouse parcel and recorded parcel map	10	1891-1895
FFFF-25	Quitclaim deed for Clubhouse Parcel from Queensridge Towers LLC to Fore Stars Ltd.	10	1896-1900
FFFF-26	Record of Survey for Hualapai Commons Ltd.	10	1901
FFFF-27	Deed from Hualapai Commons Ltd. to EHC Hualapai LLC	10	1902-1914
FFFF-28	Purchase Agreement between Hualapai Commons Ltd. and EHC Hualapai LLC	10	1915-1931
FFFF-29	City of Las Vegas' First Set of Interrogatories to Plaintiff	10	1932-1945
FFFF-30	Plaintiff 180 Land Company LLC's Responses to City of Las Vegas' First Set of Interrogatories to Plaintiff, 3rd Supplement	10	1946-1973
FFFF-31	City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1974-1981
FFFF-32	Plaintiff 180 Land Company LLC's Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1982-1989
FFFF-33	September 14, 2020 Letter to Plaintiff regarding Response to Second Set of Requests for Production of Documents	11	1990-1994
FFFF-34	First Supplement to Plaintiff Landowners Response to Defendant City of Las Vegas' Second Set of Requests for Production of Documents to Plaintiff	11	1995-2002
FFFF-35	Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2003-2032
FFFF-36	Transcript of November 17, 2020 hearing regarding City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2033-2109
FFFF-37	February 24, 2021 Order Granting in Part and denying in part City's Motion to Compel Discovery Responses, Documents and Damages Calculation, and Related Documents on Order Shortening Time	11	2110-2118
FFFF-38	April 1, 2021 Letter to Plaintiff regarding February 24, 2021 Order	11	2119-2120
FFFF-39	April 6, 2021 email from Elizabeth Ghanem Ham regarding letter dated April 1, 2021	11	2121-2123
FFFF-40	Hydrologic Criteria and Drainage Design Manual, Section 200	11	2124-2142
FFFF-41	Hydrologic Criteria and Drainage Design Manual, Standard Form 1	11	2143
FFFF-42	Hydrologic Criteria and Drainage Design Manual, Standard Form 2	11	2144-2148
FFFF-43	Email correspondence regarding minutes of August 13, 2018 meeting with GCW regarding Technical Drainage Study	11	2149-2152

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
FFFF-44	Excerpts from Peccole Ranch Master Plan Phase II regarding drainage and open space	11	2153-2159
FFFF-45	Aerial photos and demonstrative aids showing Badlands open space and drainage system	11	2160-2163
FFFF-46	August 16, 2016 letter from City Streets & Sanitation Manager regarding Badlands Golf Course Drainage Maintenance	11	2164-2166
FFFF-47	Excerpt from EHB Companies promotional materials regarding security concerns and drainage culverts	11	2167
GGGG	Landowners' Reply in Support of Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims Etc. in *180 Land Co., LLC v. City of Las Vegas*, Eighth Judicial District Court Case No. A-17-758528-J (March 21, 2019)	11	2168-2178
HHHH	State of Nevada State Board of Equalization Notice of Decision, *In the Matter of Fore Star Ltd., et al.* (Nov. 30, 2017)	11	2179-2183
IIII	Clark County Real Property Tax Values	11	2184-2199
JJJJ	Clark County Tax Assessor's Property Account Inquiry - Summary Screen	11	2200-2201
KKKK	February 22, 2017 Clark County Assessor Letter to 180 Land Co. LLC, re Assessor's Golf Course Assessment	11	2202
LLLL	Petitioner's Opening Brief, *In the matter of 180 Land Co. LLC* (Aug. 29, 2017), State Board of Equalization	12	2203-2240
MMMM	September 21, 2017 Clark County Assessor Stipulation for the State Board of Equalization	12	2241
NNNN	Excerpt of Reporter's Transcript of Hearing in *180 Land Co. v. City of Las Vegas*, Eighth Judicial District Court Case No. A-17-758528-J (Feb. 16, 2021)	12	2242-2293
OOOO	June 28, 2016 Letter from Mark Colloton re: Reasons for Access Points Off Hualapai Way and Rampart Blvd.	12	2294-2299
PPPP	Transcript of City Council Meeting (May 16, 2018)	12	2300-2375
QQQQ	Supplemental Declaration of Seth T. Floyd	13	2376-2379
QQQQ-1	1981 Peccole Property Land Use Plan	13	2380
QQQQ-2	1985 Las Vegas General Plan	13	2381-2462
QQQQ-3	1975 General Plan	13	2463-2558
QQQQ-4	Planning Commission meeting records regarding 1985 General Plan	14	2559-2786
QQQQ-5	1986 Venetian Foothills Master Plan	14	2787
QQQQ-6	1989 Peccole Ranch Master Plan	14	2788
QQQQ-7	1990 Master Development Plan Amendment	14	2789
QQQQ-8	Citizen's Advisory Committee records regarding 1992 General Plan	14	2790-2807

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

Exhibit	Exhibit Description	Vol.	Bates No.
QQQQ-9	1992 Las Vegas General Plan	15-16	2808-3257
QQQQ-10	1992 Southwest Sector Map	17	3258
QQQQ-11	Ordinance No. 5250 (Adopting 2020 Master Plan)	17	3259-3266
QQQQ-12	Las Vegas 2020 Master Plan	17	3267-3349
QQQQ-13	Ordinance No. 5787 (Adopting 2005 Land Use Element)	17	3350-3416
QQQQ-14	2005 Land Use Element	17	3417-3474
QQQQ-15	Ordinance No. 6056 (Adopting 2009 Land Use and Rural Neighborhoods Preservation Element)	17	3475-3479
QQQQ-16	2009 Land Use and Rural Neighborhoods Preservation Element	18	3480-3579
QQQQ-17	Ordinance No. 6152 (Adopting revisions to 2009 Land Use and Rural Neighborhoods Preservation Element)	18	3580-3589
QQQQ-18	Ordinance No. 6622 (Adopting 2018 Land Use and Rural Neighborhoods Preservation Element)	18	3590-3600
QQQQ-19	2018 Land Use & Rural Neighborhoods Preservation Element	18	3601-3700

DATED this 25th day of August 2021.

McDONALD CARANO LLP

By: */s/ George F. Ogilvie III*

George F. Ogilvie III (NV Bar No. 3552)
Christopher Molina (NV Bar No. 14092)
2300 W. Sahara Avenue, Suite 1200
Las Vegas, Nevada 89102

LAS VEGAS CITY ATTORNEY'S OFFICE
Bryan K. Scott (NV Bar No. 4381)
Philip R. Byrnes (NV Bar No. 166)
Rebecca Wolfson (NV Bar No. 14132)
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

SHUTE, MIHALY & WEINBERGER, LLP
Andrew W. Schwartz (CA Bar No. 87699)
(Admitted *pro hac vice*)
Lauren M. Tarpey (CA Bar No. 321775)
(Admitted *pro hac vice*)
396 Hayes Street
San Francisco, California 94102

Attorneys for City of Las Vegas

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 25th day of August, 2020, I caused a true and correct copy of the foregoing **APPENDIX OF EXHIBITS IN SUPPORT OF CITY'S OPPOSITION TO PLAINTIFF'S MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD, AND FOURTH CLAIMS FOR RELIEF AND COUNTERMOTION FOR SUMMARY JUDGMENT – VOLUME 14** to be 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

McDONALD CARANO
2300 WEST SAHARA AVENUE, SUITE 1200 • LAS VEGAS, NEVADA 89102
PHONE 702.873.4100 • FAX 702.873.9966

EXHIBIT “QQQQ-4”

DECEMBER 20, 1984

AGENDA

SPECIAL MEETING

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM		COMMISSION ACTION
	CALL TO ORDER:	2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
	ROLL CALL:	
	ANNOUNCEMENT:	Satisfaction of Open Meeting Law.
	NEW BUSINESS:	
	1. GENERAL PLAN UPDATE	Public Hearing on General Plan Update for the City of Las Vegas.

MINUTES

CITY PLANNING COMMISSION

DECEMBER 20, 1984

CALL TO ORDER: A special meeting of the City Planning Commission was called to order at 2:00 P.M. by Chairman Mack in the Council Chambers at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:
Chairman Michael Mack
Commissioner Sherri Tracy
Commissioner Joe Johnston
Commissioner Robert Bugbee
Commissioner Maggi Coleman
Commissioner Fred Kennedy
Commissioner Robert Guthrie

STAFF PRESENT:
Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Don Eginton, Senior Planner
Val Steed, Deputy City Attorney
Al Bell, Consultant, The Planning Center
Linda Owens, Deputy City Clerk

ANNOUNCEMENT: Mr. Foster stated the agenda for this special meeting of the City Planning Commission has been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the Department of Community Planning and Development.

NEW BUSINESS:

1. GENERAL PLAN UPDATE — PUBLIC HEARING ON GENERAL PLAN UPDATE FOR THE CITY OF LAS VEGAS.

HAROLD FOSTER stated this public hearing culminates a year and a half of work in preparation of the General Plan Update for the City of Las Vegas. Staff, a planning consultant, The Planning Center, a Citizens Advisory Committee, and a Technical Advisory Committee as well as public agencies and organizations have been involved in this planning process. The General Plan consists of two booklets: The Las Vegas General Plan, Goals, Objectives, Policies and Programs and the Appendix of the Community Profiles. Staff recommends adoption of the General Plan along with the Master Plan of Streets and Highways. He thanked everyone involved in the preparation of this Plan. The Plan sets forth future

guidelines for the development of the City and consists of three parts: the Long-Range Plan to beyond the year 2000, the Mid-Range Plan to 2000, and a Short-Range Plan to the year 1990. The Long-Range Plan basically consists of the City's growth policies and governmental structure to accommodate the expected population of up to 300,000 persons at the turn of the Century. The Mid-Range Plan involves policies and programs on economic development; land use; housing; public facilities, services and financing, transportation; conservation; environmental hazards; parks and recreation; historic preservation; and visual environment. The last part is the Short-Range Plan which provides the administrative mechanism to fulfull the concepts contained both in the Long and Mid-Range Plans to provide appropriate and compatible land uses.

AL BELL stated this drafted General Plan is one of the most forward thinking plans because it looks at multiple time periods and a broad scope of subjects. It gives significant coverage in the area of public facilities and financing. This will serve as a management tool that the City can use for all of its deliberations. He felt the City's Department of Community Planning and Development has the most complete and detailed data that he has seen. The goals, objectives, policies and programs that are in the drafted Plan were derived from the activities of the groups mentioned by Mr. Foster and which culminated in a Resource Document Report that provides the analytic basis for the recommendations in the General Plan. This resource document will be retained by the Department of Community Planning and Development and updated as needed. It will serve as the basis for identifying the need to formally review your General Plan as circumstances change.

IRENE PORTER, Executive Director, Southern Nevada Homebuilders Association, appeared and stated the members of the Association support the Policy Document, but are requesting more time to study the Community Profiles. She requested the letter she sent to the Department of Community Planning and Development on behalf of the Association and Mr. Foster's letter of reply be made a part of the record. They requested a change to the provision that the persons receiving the most flood protection will pay the highest portion of the assessment as found in Section 4.9.1 on Page 38. They feel everyone should pay the same proportionate amount. They also object to the Metropolitan Police Department reviewing defensible space design features on zoning items.

HAROLD FOSTER stated the flood protection improvements would be paid for on an equitable basis among all affected property owners. What we're saying is there needs to be these improvements. They need to be paid for and as we develop an ordinance the input from the Homebuilders and everyone else in the community will determine who will pay for them. This should resolve all the differences. He felt the wording is general enough that it doesn't lock anyone into a particular type of ordinance structure.

COMMISSIONER COLEMAN felt this provision did not limit it to the property owners around the flood area, but to everybody in the valley because they are affected by flood control.

CHAIRMAN MACK indicated that point has been made and is now part of the record so he did see a problem with the wording.

COMMISSIONER BUGBEE then made a Motion to amend Policy 4.12.1, Program 1, on Page 40, to read as follows: "CONSIDER DEFENSIBLE SPACE DESIGN FEATURES WHERE APPROPRIATE." Motion carried UNANIMOUSLY.

JACK KENNEY, 2330 Abarta Street, appeared as a member of the Citizens Advisory Committee stating he feels higher density should be developed more extensively along the freeways.

DICK BOBERTZ, 4241 Park Court, appeared commending the General Plan. However, he felt the present roads are not maintained properly due to a lack of funds and that a major expansion of roads into the desert would not be feasible. Therefore, he felt Policy 5.1.3 on Page 48 should be deleted regarding an outerbelt highway.

COMMISSIONER BUGBEE felt a lot of the roads in the outlying areas will be developed by private contractors and will not be paid by the taxpayers.

COMMISSIONER TRACY stated the word "pursue" in Policy 5.1.3 on Page 48 should be deleted and substituted with the word "determine." Also, on Policy 5.1.3, Program 1, the word "Coordinate" should be deleted and "Determine" inserted in its place.

HAROLD FOSTER said this policy was primarily included in the General Plan Update to accommodate anticipated traffic from the Hughessite property to the west of the City when it develops.

DICK BOBERTZ thought that inserting the word "determine" in Policy 5.1.3 as suggested would be satisfactory.

COMMISSIONER TRACY made a Motion to delete the word "pursue" in Policy 5.1.3 on Page 48 and delete "Coordinate" in Policy 5.1.3, Program 1, and insert "determine" for both words. Motion carried UNANIMOUSLY.

RICHARD SERFAS, Assistant Planning Coordinator for the Department of Comprehensive Planning for Clark County, appeared stating the County commends the City on the Updated General Plan. He requested the written comments sent to Harold Foster from Clark County be included in the record of this meeting.

FLORENCE MLYNARCZYK, 7475 West Charleston Boulevard, appeared as a member of the Citizens Advisory Committee. She feels this is a very good General Plan and will be checking to see that the City is following it.

HAROLD FOSTER stated a Resolution has been prepared to adopt the General Plan as amended with the Community Profiles to be held in abeyance for input from the Southern Nevada Homebuilders Association and others. He also stated that on Page 56 of the Conservation Section relating to air quality that staff would like to amend Policy 6.1.1 to read as follows: "IT IS POLICY TO PARTICIPATE IN REGIONAL AND STATEWIDE AIR QUALITY IMPROVEMENT EFFORTS AND TO MAINTAIN AIR QUALITY STANDARDS IN THE CITY AS SET FORTH IN THE LAS VEGAS AIR QUALITY IMPLEMENTATION PLAN."

COMMISSIONER JOHNSTON made a Motion to amend the air quality verbage in the General Plan as recommended by Staff. Motion carried UNANIMOUSLY.

HAROLD FOSTER then read the Resolution as follows:

WHEREAS, the City of Las Vegas has a General Plan; and

WHEREAS, this Plan was adopted in 1975 and has been reviewed and amended periodically since its adoption; and

WHEREAS, the Plan includes the mandatory and optional subjects of the Nevada Revised Statutes (N.R.S.); 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 determined that a comprehensive review and assessment of the Plan was desirable in light of changing fiscal and development conditions; and

WHEREAS, the services of a consulting firm were engaged and a Citizens Advisory Committee and Technical Advisory Committee were established for this purpose; and

WHEREAS, as a result of this process, a comprehensive statement of policies and guidelines has been developed reflecting the recommendations of the consulting firm, the input from the citizens' and technical advisory committees, the input from the Planning Commission, and staff.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Las Vegas hereby adopt the updated comprehensive statement of policies and guidelines in the form of a document entitled, "Las Vegas General Plan (1985)" for the City of Las Vegas, Nevada, and that said General Plan, supplemented by the Master Plan of Streets and Highways, constitutes the City's Master Plan as referred to in Nevada Revised Statutues, Chapter 278.

PASSED, ADOPTED and APPROVED this 20th Day of December, 1984.
Michael Mack, Chairman
Attest: Harold P. Foster, Secretary

COMMISSIONER JOHNSTON made a Motion to ADOPT THE Resolution of the General Plan. Motion carried UNANIMOUSLY.

HAROLD FOSTER said the Community Profiles will be held in abeyance and a public

hearing will be held on them in the future.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:20 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lo

COMMISSIONER TRACY: 4.12.1, Program 1.

CHAIRMAN MACK: No. We're on 4.12, is that not it?

COMMISSIONER BUGBEE: 4.1 --

CHAIRMAN MACK: Design of public and private spaces which minimizes opportunities for, or discourages criminal activity. -- encourage the design of structures and spaces that crime is difficult to conceal.

COMMISSIONER BUGBEE: Okay, Program 1 then.

COMMISSIONER JOHNSTON: I really don't think you should remove any because any time you have a poll run or anything, the major concern of the general public is crime. It comes out nine times out of ten. The general concern is crime and I don't think it should be removed from any General Plan. If anything to reduce it should be stopped by the community, I believe.

COMMISSIONER BUGBEE: Can we remove the last two words or the last three? We'll just put it "consider including defensible space design features, where appropriate, in the City's zoning." Eliminate "and subdivision regulations."

HAROLD FOSTER: End it "where appropriate."

COMMISSIONER BUGBEE: Fine. End it "where appropriate" and cut that last -- "in the City's zoning" and if I can move that I will.

CHAIRMAN MACK: Okay. Could we have a motion on the floor to remove -- to stop the sentence at "appropriate."

COMMISSIONER BUGBEE: Read the full sentence.

CHAIRMAN MACK: Okay. Program 1 would say "consider including defensible space design features where appropriate."

VAL STEED: Mr. Chairman. In what? If you're going to use the word "including" you might as well tell us where.

COMMISSIONER TRACY: That's right. You are to strike the word "including."

CHAIRMAN MACK: Good point.

COMMISSIONER BUGBEE: In Planning. It's a general term and covers the whole area.

COMMISSIONER JOHNSTON: "Consider defensible space design features where appropriate."

CHAIRMAN MACK: "Consider defensible space design features where appropriate." Eliminate "including" and "in the City's."

COMMISSIONER BUGBEE: Okay. Fair enough.

CHAIRMAN MACK: Should we have a vote on it? (VOTED)
MOTION CARRIED UNANIMOUSLY.

NAME	ADDRESS
Irene Porter	So. Nv. Homebuilders Assn. 5017 Alta
JACK KENNEY 452-7714	2330 ABARTA ST LV 89122
DICK ROBERTZ	4241 PARK CT LV. 89110
Richard Serfas	Clark County, Dept. of Comprehensive
Florence H. Schymanczyk	2475 W. Char. Bl. 89117

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RESOLUTION ADOPTING THE GENERAL
PLAN FOR THE CITY OF LAS VEGAS

WHEREAS, the City of Las Vegas has a General Plan; and

WHEREAS, this Plan was adopted in 1975 and has been reviewed and amended periodically since its adoption; and

WHEREAS, the Plan includes the mandatory and optional subjects of the Nevada Revised Statutes (N.R.S.); 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 determined that a comprehensive review and assessment of the Plan was desirable in light of changing fiscal and development conditions; and

WHEREAS, the services of a consulting firm were engaged and a Citizens Advisory Committee and Technical Advisory Committee were established for this purpose; and

WHEREAS, as a result of this process, a comprehensive statement of policies and guidelines has been developed reflecting the recommendations of the consulting firm, the input from the citizens' and technical advisory committees, the input from the Planning Commission, and staff.

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PASSED, ADOPTED AND APPROVED this 20th day of December, 1984.

MICHAEL MACK, CHAIRMAN

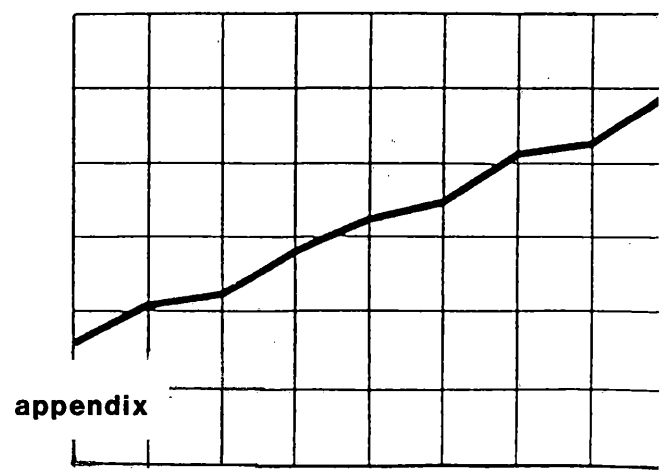
ATTEST:

Harold P. Foster, Secretary

DRAFT

Community Profiles

City of Las Vegas general plan



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City of Las Vegas general plan

community profiles

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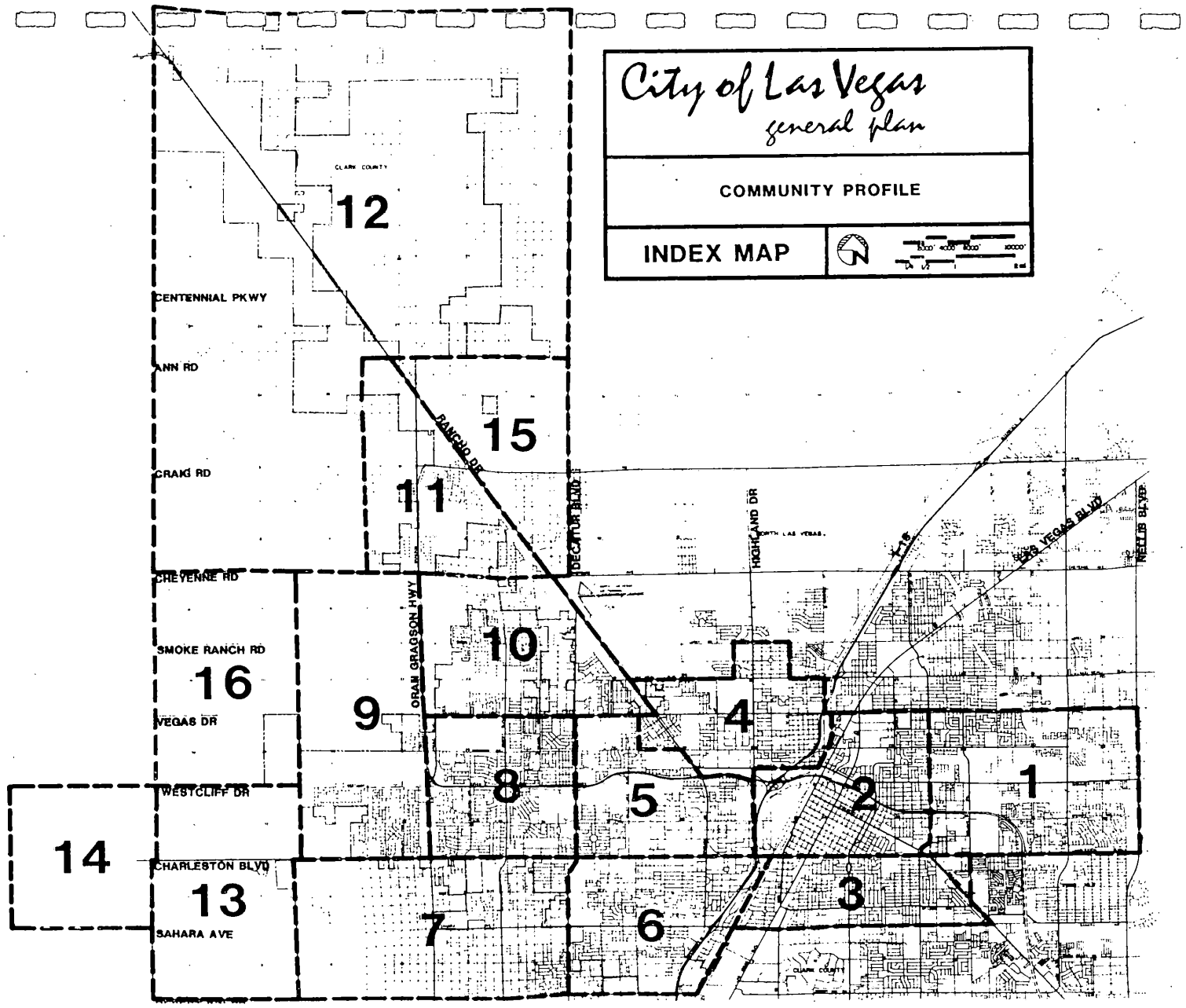

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COMMUNITY PROFILE NO. 1 (CP-1)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This areas is substantially developed in a mixed use, urban and suburban character with a scattering of very small to moderate sized vacant parcels generally throughout the Community Profile. The vacant parcels represent just over 28% of the land area.

(A) For an area so highly developed this Community Profile contains a very large amount of vacant publicly owned land, most of it in two large parcels.

(B) There is a substantial concentration of relatively large park sites in the form of Nature Park and Freedom Park. These are significant community assets.

(C) There is a significant concentration of mobile home parks and units compared to other portions of the City; the highest in number and proportion of any profile. They offer a substantial supply of relatively affordable housing. Some may eventually transition to other uses if land prices increase sufficiently. They are located generally in the easterly two-thirds of the area.

(D) There are numerous public housing projects within the area, mostly in the westerly half of the profile area.

(E) There is a potential for a commercial center of subregional scale at Lamb and Bonanza. Careful design consideration will need to be given to individual projects in order for this potential to be realized.

(F) There are significant employment center opportunities, particularly on the City owned property south of I-515 and along the eastern edge of the Community Profile.

(G) There is excellent freeway access from I-515 serving the southwesterly third of the community. Access is to both the west and the south.

(H) Las Vegas Wash runs diagonally through the easterly portion of the area and will require special treatment in the Master Plan of Drainage and Flood Control.

A particular challenge in this Community Profile, because of the pattern of parcels which are either vacant or vulnerable to redevelopment, will be the protection of residential neighborhoods from encroachment of incompatible uses.

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The tabulations that follow indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

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COMMUNITY PROFILE NO. 1

DATA SUMMARY

A. Description

1. Boundaries: North - Owens Avenue
: East - Nellis Boulevard
: South - Charleston Boulevard
: West - Eastern Avenue

2. Size : 3,977.9 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope toward Las Vegas Wash.

2. Drainage - Las Vegas Wash and associated washes generally in the northeastern portion of the area. Most of the area between Lamb Boulevard and Nellis Boulevard north of Bonanza Road is subject to flooding.

C. Existing Development/Improved Areas

1. 2,860.8 acres - 71.9%

2. Residential: 1,454.7 acres - 12,083 dwelling units
8.3 DU/Acre - gross average

3. Non-residential: 648.0 acres

D. Vacant Land

1. Total - 1,117.1 ac.

2. Subdivided - 117.1 ac.

E. Potential Development

1. Zoned for suburban uses and densities:

806.7 acres - 3,574 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities:

117.1 acres - 1,297 dwelling units
See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

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G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table.

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the Las Vegas Wash area.

2 Prepare plans for employment center promotion on the City owned property south of I-515.

3. Consider sub-regional center at Lamb and Bonanza.

4. Document resolutions of intent and add to map and text.

5. Determine where special permits have been approved and record accordingly.

6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

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LAND USE SUMMARY

COMMUNITY PROFILE AREA: 1 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1454.7 A.	36.6 %
Civic Uses	467.7 A.	11.7 %
Commercial Uses	151.1 A.	3.8 %
Industrial Uses	29.7 A.	0.7 %
Misc.	----- A.	---- %
Rights-of-Way	758.1 A.	19.1 %
Vacant Land	1117.1 A.	28.1 %
TOTAL:	3977.9 A.	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	5721	47.4%	983.5	67.6%	5.8
Townhouse/Condo	822	6.8%	66.5	4.6%	12.4
Mobile Home	1817	15.0%	202.1	13.9%	9.0
Multi-Family	3723	30.8%	202.6	13.9%	18.4
TOTAL:	12,083	100%	1454.7	100%	8.3

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	806.7A.	72.2%
"CV" Zones	61.3A.	5.5%
"C" Zones	191.1A.	17.1%
"M" Zones	58.0A.	5.2%
TOTAL:	1117.1A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	157.4A.	82.4%
"C-2" Zones	33.7A.	17.6%
"P-R" Zones	-----A.	-----%
Other	-----A.	-----%
TOTAL:	191.1A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-3	290.1A.	2	580
R-1	206.1A.	5	1031
R-2	7.1A.	10	71
R-3	32.0A.	19	608
R-4	0.6A.	37	22
R-PD	7.2A.	7	50
R-PD9	13.9A.	9	125
R-CL	65.6A.	8	525
R-MHP	60.5A.	8	484
R-PD12	6.5A.	12	78
R:	A.		
	A.		
TOT.	689.6 A.		3574

VACANT SUBDIVIDED "R" LAND			LOTS/ UNITS	UNITS ACRE
R-E		A.		
R-1	48.9	A.	296	6.1
R-3		A.		
R-PD7	7.3	A.	76	10.4
R-PD11	9.5	A.	106	11.2
R-CL	22.8	A.	231	10.1
R-MHP	13.5	A.	150	11.1
R-2	2.3	A.	40	17.4
R-4	9.2	A.	310	33.7
R-PD15	3.6	A.	88	24.4
		A.		
		A.		
TOT.	117.1	A.	1297	11.1

VACANT "R" LAND:	689.6 A.
VACANT SUBDIVIDED "R" LAND:	117.1 A.
TOTAL	806.7 A.

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POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 1 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	26,110	No.	
2.	RACE			
	A. White	21,801	No.	83.5 %
	B. Black	1,662	No.	6.4 %
	C. Spanish Origin	3,741	No.	14.3 %
3.	SEX			
	A. Male	13,050	No.	50.0 %
	B. Female	13,060	No.	50.0 %
4.	AGE			
	a. Under 5	2,577	No.	9.9 %
	b. 5-14	4,488	No.	17.2 %
	c. 15-59	16,843	No.	64.5 %
	d. 60-64	781	No.	3.0 %
	e. 65 or over	1,421	No.	5.4 %
5.	PERSONS PER HOUSEHOLD	2.90	No.	
6.	PERSONS PER FAMILY	3.28	No.	
7.	PERSONS IN GROUP QUARTERS	21	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	1,568	No.	17.3 %
	b. 2-4	6,160	No.	68.1 %
	c. 5 or more	1,317	No.	14.6 %
9.	MARITAL STATUS			
	a. Married	11,811	No.	45.2 %
	b. Single	7,234	No.	27.7 %
10.	NUMBER OF WORKERS IN FAM	6,570	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	11,466	No.	92.4 %
	b. Public Transit	243	No.	2.0 %
12.	SCHOOL ENROLLMENT			
	a. K-8	4,058	No.	0.45 NO/DU
	b. 9-12	1,455	No.	0.16 NO/DU
	c. 12 and over	913	No.	0.10 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	6,545	No.	25.1 %
	b. Different House	17,004	No.	65.1 %
	c. Same County	8,094	No.	31.0 %
	d. Out of County	8,910	No.	34.1 %

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14. OCCUPATION

a. Managerial/Professional	1,602	No.	13.0 %
b. Technical/Sales/ Administrative	3,503	No.	28.5 %
c. Service	4,096	No.	33.4 %
d. Precision Production/ Crafts/Repair	1,637	No.	13.3 %
e. Operations/Fabricators/ Laborers	1,284	No.	10.5 %
f. All others	159	No.	1.3 %

15. EMPLOYMENT FIELD

a. Construction	1,138	No.	9.3 %
b. Manufacturing	540	No.	4.4 %
c. Transportation	466	No.	3.8 %
d. Communications/Utilities	315	No.	2.6 %
e. Wholesale Trade	340	No.	2.8 %
f. Retail Trade	2,093	No.	17.0 %
g. Finance Related	694	No.	5.7 %
h. Business & Repair Services	716	No.	5.8 %
i. Entertainment & Related	3,987	No.	32.5 %
j. Professional	1,422	No.	11.6 %
k. Government	459	No.	3.7 %

16. INCOME

a. Household

1) Less than $10,000	2,008	No.	22.3 %
2) More than $50,000	161	No.	1.8 %
3) Median	17,825	No.	
4) Mean	18,055	No.	

b. Unrelated Individuals

1) Less than $8,000	1,313	No.	44.1 %
2) More than $25,000	90	No.	3.0 %
3) Median	9,062	No.	
4) Mean	9,606	No.	

17. Household Income Type

a. With earnings	8,315	No.	92.5 %
b. With Social Security Pmts.	1,376	No.	15.3 %
c. With Public Asst. Pmts.	398	No.	4.4 %

18. Poverty Status (Persons)	2,424	No.	9.3 %

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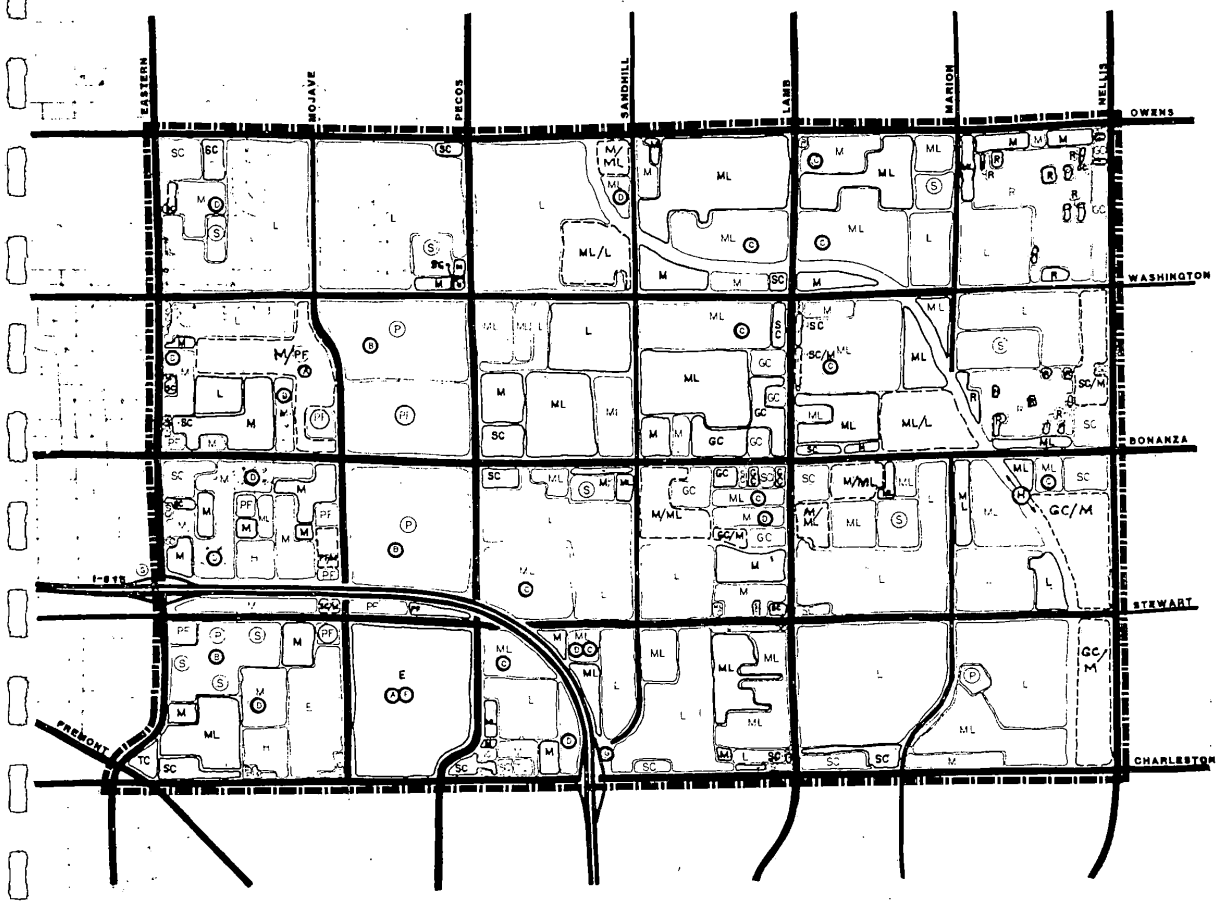
HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	6,030	No.	67.1 %
b. Renter Occupied	2,958	No.	32.9 %
2. BATHROOMS			
a. 0 or 1/2	115	No.	1.3 %
b. 1 or more	8,873	No.	98.7 %
3. KITCHEN FACILITIES			
a. Complete	9,674	No.	98.7 %
b. Not complete	123	No.	1.3 %
4. SEWAGE DISPOSAL			
a. Public	9,680	No.	98.8 %
b. All others	117	No.	1.2 %
5. AIR CONDITIONING			
a. None	416	No.	4.2 %
b. System Installed	9,381	No.	95.8 %
6. HEATING			
a. None	2	No.	---- %
b. System Installed	9,795	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	335	No.	3.7 %
b. 1	3,429	No.	38.2 %
c. 2	3,282	No.	36.5 %
d. 3 or more	1,942	No.	21.6 %
8. UNITS IN STRUCTURE			
a. 1	5,749	No.	64.0 %
b. 2	116	No.	1.3 %
c. 3 and 4	1,013	No.	11.3 %
d. 5 or more	847	No.	9.4 %
e. Mobile Home	1,263	No.	14.0 %
9. YEAR BUILT			
a. '70-'79	5,629	No.	62.6 %
b. '50-'69	3,155	No.	35.1 %
c. '49 or before	204	No.	2.3 %
10. BEDROOMS			
a. 0	292	No.	3.3 %
b. 1	687	No.	7.6 %
c. 2	2,921	No.	32.5 %
d. 3 or more	5,088	No.	56.6 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	148	No.	2.5 %
b. $200-$349	1,193	No.	19.8 %
c. $350-$599	2,297	No.	38.1 %
d. $600 or more	481	No.	8.0 %
e. Median	416	No.	
12. RENTAL/MONTH			
a. Less than $200	642	No.	21.7 %
b. $200-$299	745	No.	25.2 %
c. $300-$499	1,140	No.	38.5 %
d. $500 or more	336	No.	11.4 %
e. Median	374	No.	

CLV033198
2580

12808

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12-20 du/ac
H	High Density Residential 20- du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

(P) Parks/Recreation
(S) School
(PF) Public Facility (as noted)
(A) Special Condition (refer to text)

Preferred Use
Variable Uses
Existing Development (no short range change)

Freeway/Expressway
Primary Thoroughfare
Secondary Thoroughfare
Interchange

NOTE: All Density Ranges Are In Gross Acres
See Text For Definition
OCT 1984

THE PLANNING CENTER
4000 MACARTHUR BLVD
NEWPORT BEACH CALIFORNIA

500 1000 2000

North

Community Profile 1

CLV033199
2581

12809

COMMUNITY PROFILE NO. 2 (CP-2)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is almost totally developed (over 91%) and is the most urban Community Profile in the City. It constitutes the City's "Downtown". The entire profile is within the short-range planning horizon and is designated an urban area in the Mid-Range Plan.

(A) The dominant feature of this portion of the City is the tourist/gaming center centered on Fremont Street and extending partially along Main Street and Las Vegas Boulevard toward "The Strip" in the unincorporated County. This is the focal point of the entire City. Continual expansion is underway.

(B) There is an opportunity for a major expansion of tourist/gaming and general commercial use west of Downtown on the Union Pacific Railroad property. This potential can readily be achieved so long as its development is accompanied by necessary access improvements.

(C) Cashman Field Sports-Convention Complex north of the downtown core is a visitor attraction that reinforces the general level of activity within this profile.

(D) The Metropolitan Area freeway system converges in this area so the overall access potential is outstanding. There are, however, congestion problems that will need to be remedied.

(E) The largest single concentration of redevelopment activity is focused on an area bounded by Washington Avenue, Maryland Parkway, Charleston Boulevard and Highland Drive.

(F) Office, professional and financial institution uses are rapidly developing in proximity to governmental centers, particularly south of Fremont Street.

(G) This Community Profile is the location of government centers for federal, state, County and City offices. They serve as a catalyst for private business development.

(H) There is direct rail passenger access in this area via the Union Plaza Hotel. This general vicinity is also a preferred location for a high speed rail station when that system becomes operational.

(I) Not only is the freeway system centered on this area, but the transit system hub station will also be located here. All modes of transportation linking the significant points of interest and activity in the Las Vegas area will come together here.

(J) There is an area of potential flooding generally centered on Bruce Street north of Washington Avenue.

(K) This Community Profile contains the single largest concentration of historic buildings in the city, thus deserving priority attention in view of the redevelopment pressures that now exist.

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12810

COMMUNITY PROFILE NO. 2

DATA SUMMARY

A. Description

1. Boundaries: North - Owens Avenue
: East - Eastern Avenue
: South - Charleston Boulevard
: West - Highland Drive/Union Pacific Railroad

2. Size : 2,776.3 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with some local variation to the north and east.

2. Drainage - Main channel along Washington Avenue to Las Vegas Wash. Downtown protected in some measure by the Freeway/Railroad systems. Area along Bruce Street north of Washington is flood prone.

C. Existing Development/Improved Areas

1. 2,528.4 acres -91.1%

2. Residential: 765.7 acres - 11,376 dwelling units
14.9 DU/Acre - gross average

3. Non-residential: 978.3 acres

D. Vacant Land

1. Total - 247.9 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for suburban uses and densities:

55.3 acres - 1,073 dwelling units*
See Land Use Summary for details.

2. Subdivided for suburban uses and densities: none

*Includes only vacant land.

CLV033201
2583

12811

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the Washington Avenue/Bruce Street area.

2. Coordinate with Union Pacific Railroad for land use and circulation planning, including location of high speed rail station.

3. Continue with design and implementation of downtown transit/people mover complex.

4. Revise sign code to stimulate agressive signing in tourist/commercial corridor and moderate signing in adjacent office commercial, general commercial and residential areas.

5. Explore zone code revision to eliminate cumulative zoning and replace it with a mixed use overlay district.

6. Document resolutions of intent and add to map and text.

7. Determine where any special permits have been approved and record accordingly.

8. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033202
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12812

LAND USE SUMMARY

COMMUNITY PROFILE AREA 2 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	765.7 A.	27.6 %
Civic Uses	362.6 A.	13.1 %
Commercial Uses	190.6 A.	6.9 %
Industrial Uses	316.0 A.	11.4 %
Misc.	109.1 A.	3.9 %
Rights-of-Way	784.4 A.	28.2 %
Vacant Land	247.9 A.	8.9 %
TOTAL:	2776.3	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	3,601	31.6%	507.3	66.2%	7.1
Townhouse/Condo	88	0.8%	4.7	0.6%	18.7
Mobile Home	451	4.0%	17.3	2.3%	26.0
Multi-Family	7,236	63.6%	236.4	30.9%	30.6
TOTAL:	11,376	100.0%	765.7	100.0%	14.9

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	55.3A.	22.3%
"CV" Zones	3.7A.	1.5%
"C" Zones	26.5A.	10.7%
"M" Zones	162.4A.*	65.5%
TOTAL:	247.9A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	9.2A.	34.7%
"C-2" Zones	17.3A.	65.3%
"P-R" Zones	----A.	---- %
Other	----A.	---- %
TOTAL:	26.5A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS
R-E A.		
R-1 6.4A.	5	32
R-2 11.5A.	10	115
R-3 13.3A.	19	252
R-4 16.6A.	37	614
R-PD A.		
R-CL 7.5A.	8	60
R-MHP A.		
R A.		
R A.		
TOT. 55.3A.		1073

* 116.9 acres Proposed Resort Facility

VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS ACRE
R-E A.		
R-1 A.		
R-3 A.		
R-PD A.		
R-PD A.		
R-CL A.		
R-MHP A.		
R A.		
R A.		
A.		
A.		
A.		
TOT. A.		

VACANT "R" LAND: 55.3 A.

VACANT SUBDIVIDED "R" LAND: A.

TOTAL 55.3 A.

CLV033203
2585

12813

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 2 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	20,937	No.	
2.	RACE			
	A. White	17,749	No.	64.8 %
	B. Black	1,294	No.	6.2 %
	C. Spanish Origin	2,347	No.	11.2 %
3.	SEX			
	A. Male	11,508	No.	55.0 %
	B. Female	9,429	No.	45.0 %
4.	AGE			
	a. Under 5	1,187	No.	5.7 %
	b. 5-14	1,644	No.	7.8 %
	c. 15-59	13,537	No.	64.7 %
	d. 60-64	1,360	No.	6.5 %
	e. 65 or over	3,209	No.	15.3 %
5.	PERSONS PER HOUSEHOLD	1.96	No.	
6.	PERSONS PER FAMILY	2.72	No.	
7.	PERSONS IN GROUP QUARTERS	390	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	4,772	No.	45.6 %
	b. 2-4	5,170	No.	49.5 %
	c. 5 or more	535	No.	5.1 %
9.	MARITAL STATUS			
	a. Married	8,454	No.	40.4 %
	b. Single	9,644	No.	46.1 %
10.	NUMBER OF WORKERS IN FAM	4,012	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	7,812	No.	74.3 %
	b. Public Transit	736	No.	7.0 %
12.	SCHOOL ENROLLMENT			
	a. K-8	1,419	No.	0.14 NO/DU
	b. 9-12	712	No.	0.07 NO/DU
	c. 12 and over	505	No.	0.05 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	7,129	No.	34.1 %
	b. Different House	12,639	No.	60.3 %
	c. Same County	5,743	No.	27.4 %
	d. Out of County	6,896	No.	32.9 %

CLV033204
2586

12814

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,544	No.	24.3 %
b. Renter Occupied	7,922	No.	75.7 %
2. BATHROOMS			
a. 0 or 1/2	340	No.	3.2 %
b. 1 or more	10,126	No.	96.8 %
3. KITCHEN FACILITIES			
a. Complete	10,733	No.	90.6 %
b. Not complete	1,115	No.	9.4 %
4. SEWAGE DISPOSAL			
a. Public	11,732	No.	99.0 %
b. All others	116	No.	1.0 %
5. AIR CONDITIONING			
a. None	1,122	No.	9.5 %
b. System Installed	10,726	No.	90.5 %
6. HEATING			
a. None	46	No.	0.4 %
b. System Installed	11,802	No.	99.6 %
7. VEHICLES AVAILABLE			
a. None	2,674	No.	25.5 %
b. 1	4,952	No.	47.3 %
c. 2	1,922	No.	18.4 %
d. 3 or more	918	No.	8.8 %
8. UNITS IN STRUCTURE			
a. 1	3,417	No.	32.7 %
b. 2	580	No.	5.5 %
c. 3 and 4	1,875	No.	17.9 %
d. 5 or more	4,231	No.	40.4 %
e. Mobile Home	353	No.	3.5 %
9. YEAR BUILT			
a. '70-'79	2,222	No.	21.2 %
b. '50-'69	5,491	No.	52.5 %
c. '49 or before	2,753	No.	26.3 %
10. BEDROOMS			
a. 0	1,946	No.	18.6 %
b. 1	3,892	No.	37.2 %
c. 2	2,805	No.	26.8 %
d. 3 or more	1,823	No.	17.4 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	272	No.	10.7 %
b. $200-$349	629	No.	24.7 %
c. $350-$599	576	No.	22.6 %
d. $600 or more	41	No.	1.6 %
e. Median	308	No.	
12. RENTAL/MONTH			
a. Less than $200	2,037	No.	25.7 %
b. $200-$299	4,156	No.	52.5 %
c. $300-$499	1,466	No.	18.5 %
d. $500 or more	122	No.	1.5 %
e. Median	253	No.	

CLV033205
2587

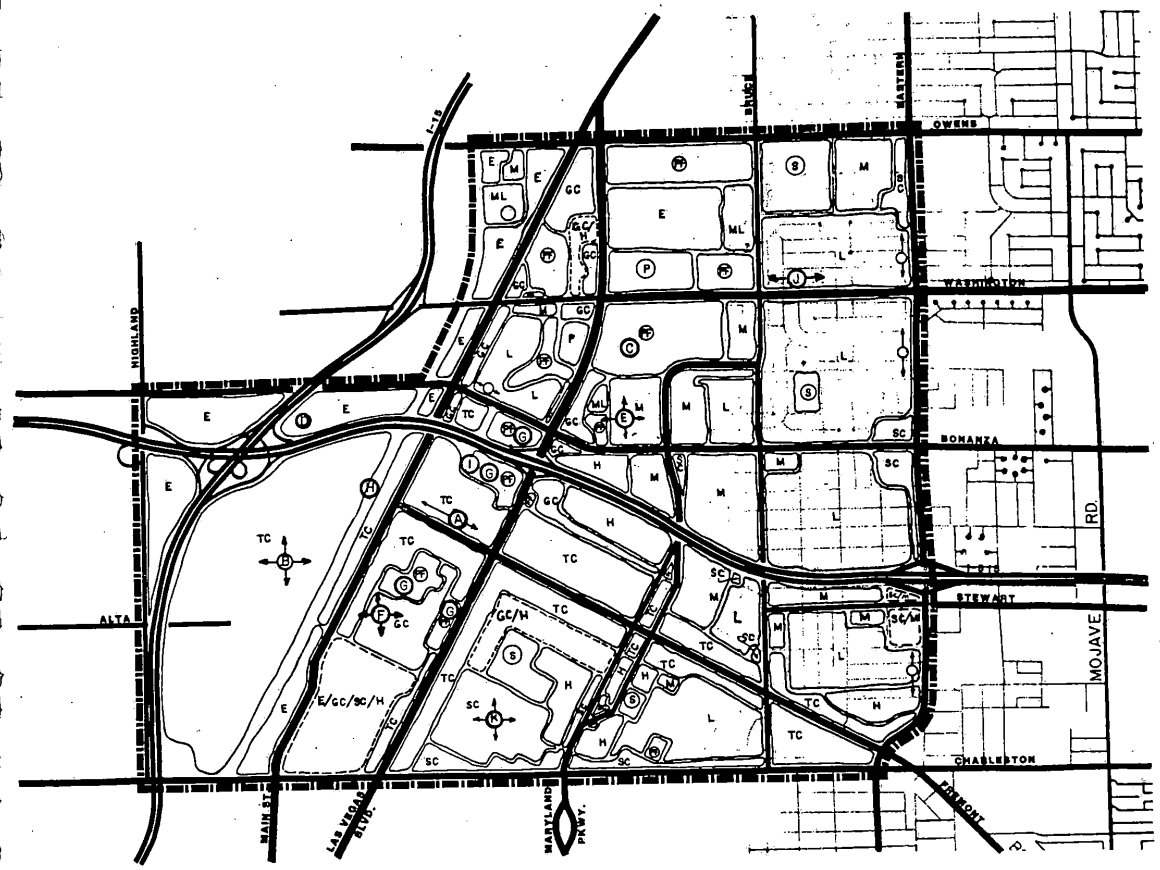
12815

14. OCCUPATION			
a. Managerial/Professional	1,292	No.	12.2 %
b. Technical/Sales/ Administrative	2,573	No.	24.4 %
c. Service	3,917	No.	37.1 %
d. Precision Production/ Crafts/Repair	1,186	No.	11.2 %
e. Operations/Fabricators/ Laborers	1,460	No.	13.8 %
f. All others	133	No.	1.3 %
15. EMPLOYMENT FIELD			
a. Construction	881	No.	8.3 %
b. Manufacturing	365	No.	3.5 %
c. Transportation	468	No.	4.4 %
d. Communications/Utilities	278	No.	2.6 %
e. Wholesale Trade	270	No.	2.6 %
f. Retail Trade	1,620	No.	15.3 %
g. Finance Related	506	No.	4.8 %
h. Business & Repair Services	435	No.	4.1 %
i. Entertainment & Related	4,353	No.	41.2 %
j. Professional	815	No.	7.7 %
k. Government	457	No.	4.3 %
16. INCOME			
a. Household			
1) Less than $10,000	4,757	No.	45.5 %
2) More than $50,000	178	No.	1.7 %
3) Median	12,587	No.	
4) Mean	14,490	No.	
b. Unrelated Individuals			
1) Less than $8,000	4,118	No.	55.2 %
2) More than $25,000	210	No.	2.8 %
3) Median	7,291	No.	
4) Mean	7,501	No.	
17. Household Income Type			
a. With earnings	8,197	No.	78.3 %
b. With Social Security Pmts.	2,804	No.	26.8 %
c. With Public Asst. Pmts.	583	No.	5.6 %
18. Poverty Status (Persons)	3,636	No.	17.4 %

CLV033206
2588

12816

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12-20 du/ac
H	High Density Residential 20+ du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

- (P) Parks/Recreation
- (S) School
- (PF) Public Facility (as noted)
- (A) Special Condition (refer to text)
- Preferred Use
- Variable Uses
- Existing Development (no short range change)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Gross Acres. See Text For Definition.

NOV. 1984

THE PLANNING CENTER
2361 NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA

500 1000 2000

North

Community Profile 2

CLV033207
2589

12817

COMMUNITY PROFILE NO. 3 (CP-3)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is largely developed in a combination of urban and suburban uses with most of the vacant parcels at the extreme easterly and westerly edges of the profile area. It is over 94% developed, making this area the most completely developed of all profiles. CP-3 is designated for both urban and suburban uses.

(A) This area contains two potential tourist corridors: one along Fremont Street towards Henderson and the other along the Las Vegas Boulevard towards "The Strip".

(B) The central portion of CP-3, generally between Fremont Street and Las Vegas Boulevard, is composed largely of existing single family residential neighborhoods of a relatively stable nature.

(C) A major rail-oriented Employment Center is located along the west edge of the profile.

(D) Moderately dense areas of mixed residential and commercial uses are located at the periphery of the profile area.

CLV033208
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12818

COMMUNITY PROFILE NO. 3

DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
: East - Fremont Street/Mojave Road
: South - Sahara Avenue
: West - Union Pacific Railroad

2. Size : 2,080.9 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat.

2. Drainage - minor concerns.

C. Existing Development/Improved Areas

1. 2,055.1 acres - 94.3%

2. Residential: 881.4 acres - 9,201 dwelling units
10.4 DU/Acre - gross average

3. Non-residential: 577.0 acres

D. Vacant Land

1. Total - 119.3 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for urban and suburban uses and densities:

119.3 acres - 611 dwelling units*
See Land Use Summary for details.

2. Subdivided for urban and suburban uses and densities: none

*Vacant land only.

CLV033209
2591

12819

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table.

I. Action Priorities

1. Standards for consolidated access for shallow office strips along Maryland Parkway and Eastern Avenue need to be developed.

2. Special area plans should be prepared to guide development in the mixed use residential areas.

3. Document resolutions of intent and add to map and text.

4. Determine where special permits have been approved and record accordingly.

5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033210
2592

12820

LAND USE SUMMARY

COMMUNITY PROFILE AREA 3 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	881.4 A.	42.4 %
Civic Uses	134.3 A.	6.4 %
Commercial Uses	271.1 A.	13.0 %
Industrial Uses	103.4 A.	5.0 %
Misc. Tourist/Commercial	68.2 A.	3.3 %
Rights-of-Way	503.2 A.	24.2 %
Vacant Land	119.3 A.	5.7 %
TOTAL:	2080.9	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	4239	46.1%	716.0	81.2%	5.9
Townhouse/Condo	----	----	-----	----	---
Mobile Home	179	1.9%	20.7	2.4%	8.6
Multi-Family	4783	52.0%	144.7	16.4%	33.1
TOTAL:	9201	100.0%	881.4	100%	10.4

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	50.8A.	42.6%
"CV" Zones	16.2A.	13.6%
"C" Zones	51.2A.	42.9%
"M" Zones	1.1A.	0.9%
TOTAL:	119.3A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	11.5A.	22.5%
"C-2" Zones	20.7A.	40.4%
"P-R" Zones	2.5A.	4.9%
Other	16.5A.	32.2%
TOTAL:	51.2A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	A.	2	
R-1	33.3A.	5	166
R-2	7.5A.	10	75
R-3	A.		
R-4	10.0A.	37	370
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
TOT.	50.8A.		611

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	A.		
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	A.		

VACANT "R" LAND: 50.8 A.

VACANT SUBDIVIDED "R" LAND: A.

TOTAL 50.8 A.

CLV033211
2593

12821

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 3 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	17,548	No.	
2.	RACE			
	A. White	15,631	No.	89.1 %
	B. Black	666	No.	3.8 %
	C. Spanish Origin	1,998	No.	11.4 %
3.	SEX			
	A. Male	9,029	No.	51.5 %
	B. Female	8,519	No.	48.5 %
4.	AGE			
	a. Under 5	795	No.	4.5 %
	b. 5-14	1,673	No.	9.5 %
	c. 15-59	11,237	No.	64.0 %
	d. 60-64	1,244	No.	7.1 %
	e. 65 or over	2,599	No.	14.8 %
5.	PERSONS PER HOUSEHOLD	2.18	No.	
6.	PERSONS PER FAMILY	2.81	No.	
7.	PERSONS IN GROUP QUARTERS	-0-	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	2,850	No.	35.3 %
	b. 2-4	4,754	No.	58.8 %
	c. 5 or more	479	No.	5.9 %
9.	MARITAL STATUS			
	a. Married	8,007	No.	45.6 %
	b. Single	7,083	No.	40.4 %
10.	NUMBER OF WORKERS IN FAM	3,985	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	7,536	No.	83.4 %
	b. Public Transit	550	No.	6.1 %
12.	SCHOOL ENROLLMENT			
	a. K-8	1,554	No.	0.19 NO/DU
	b. 9-12	741	No.	0.09 NO/DU
	c. 12 and over	626	No.	0.08 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	7,886	No.	44.9 %
	b. Different House	8,891	No.	50.7 %
	c. Same County	3,464	No.	19.7 %
	d. Out of County	5,427	No.	30.9 %

CLV033212
2594

12822

14. OCCUPATION			
a. Managerial/Professional	1,610	No.	17.5 %
b. Technical/Sales/ Administrative	2,459	No.	26.7 %
c. Service	3,250	No.	35.3 %
d. Precision Production/ Crafts/Repair	934	No.	10.1 %
e. Operations/Fabricators/ Laborers	861	No.	9.4 %
f. All others	91	No.	1.0 %
15. EMPLOYMENT FIELD			
a. Construction	579	No.	6.3 %
b. Manufacturing	331	No.	3.6 %
c. Transportation	313	No.	3.4 %
d. Communications/Utilities	219	No.	2.4 %
e. Wholesale Trade	160	No.	1.7 %
f. Retail Trade	1,522	No.	16.5 %
g. Finance Related	441	No.	4.8 %
h. Business & Repair Services	477	No.	5.2 %
i. Entertainment & Related	3,716	No.	40.4 %
j. Professional	923	No.	10.0 %
k. Government	426	No.	4.6 %
16. INCOME			
a. Household			
1) Less than $10,000	2,625	No.	32.7 %
2) More than $50,000	475	No.	5.9 %
3) Median	17,752	No.	
4) Mean	22,744	No.	
b. Unrelated Individuals			
1) Less than $8,000	2,233	No.	48.6 %
2) More than $25,000	265	No.	5.7 %
3) Median	9,153	No.	
4) Mean	11,443	No.	
17. Household Income Type			
a. With earnings	6,821	No.	84.9 %
b. With Social Security Pmts.	1,977	No.	24.6 %
c. With Public Asst. Pmts.	343	No.	4.3 %
18. Poverty Status (Persons)	1,726	No.	9.8 %

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12823

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,787	No.	47.1 %
b. Renter Occupied	4,246	No.	52.9 %
2. BATHROOMS			
a. 0 or 1/2	369	No.	4.6 %
b. 1 or more	7,664	No.	95.4 %
3. KITCHEN FACILITIES			
a. Complete	8,357	No.	97.1 %
b. Not complete	252	No.	2.9 %
4. SEWAGE DISPOSAL			
a. Public	8,578	No.	99.6 %
b. All others	31	No.	0.4 %
5. AIR CONDITIONING			
a. None	484	No.	5.6 %
b. System Installed	8,125	No.	94.4 %
6. HEATING			
a. None	32	No.	0.4 %
b. System Installed	8,577	No.	99.6 %
7. VEHICLES AVAILABLE			
a. None	1,247	No.	15.5 %
b. 1	3,576	No.	44.5 %
c. 2	2,059	No.	25.6 %
d. 3 or more	1,151	No.	14.3 %
8. UNITS IN STRUCTURE			
a. 1	4,329	No.	53.9 %
b. 2	396	No.	4.9 %
c. 3 and 4	388	No.	4.8 %
d. 5 or more	2,908	No.	36.2 %
e. Mobile Home	12	No.	0.1 %
9. YEAR BUILT			
a. '70-'79	861	No.	10.7 %
b. '50-'69	5,891	No.	73.3 %
c. '49 or before	1,281	No.	15.9 %
10. BEDROOMS			
a. 0	822	No.	10.2 %
b. 1	1,900	No.	23.7 %
c. 2	2,160	No.	26.9 %
d. 3 or more	3,151	No.	39.2 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	203	No.	5.4 %
b. $200-$349	945	No.	25.0 %
c. $350-$599	903	No.	23.8 %
d. $600 or more	464	No.	12.3 %
e. Median	397	No.	
12. RENTAL/MONTH			
a. Less than $200	739	No.	17.4 %
b. $200-$299	2,243	No.	52.8 %
c. $300-$499	1,016	No.	23.9 %
d. $500 or more	157	No.	3.7 %
e. Median	325	No.	

CLV033214
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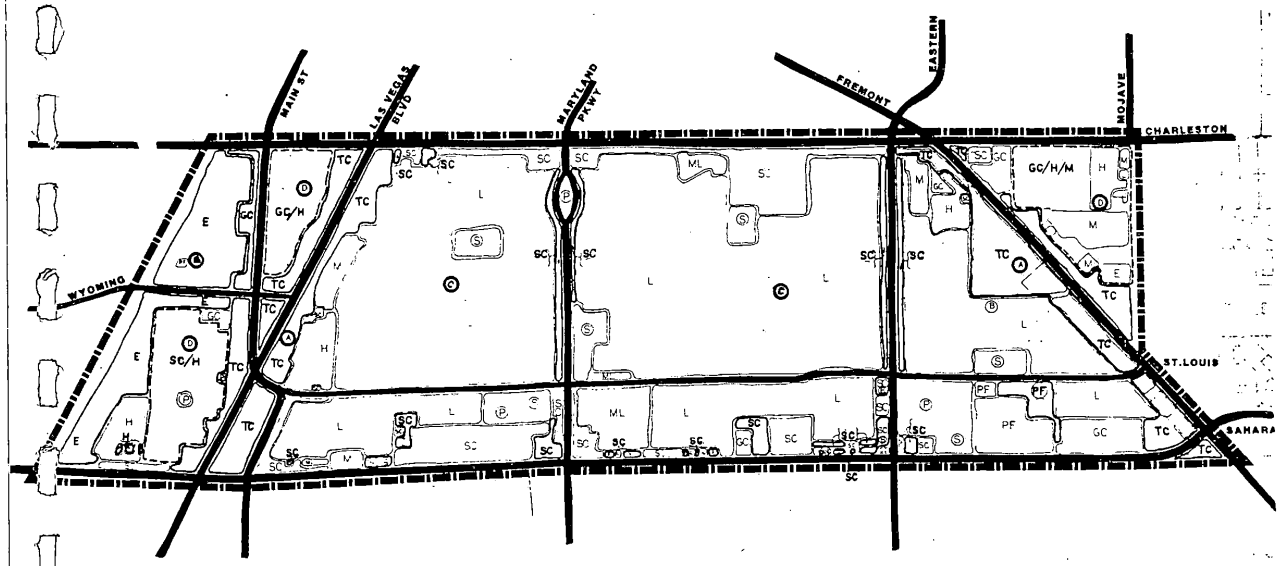
12824

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12 20 du/ac
H	High Density Residential 20 · du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

(P) Parks/Recreation
(S) School
(PF) Public Facility (as noted)
(A) Special Condition (refer to text)

Preferred Use
Variable Uses
Existing Development (no short range change)

Freeway/Expressway
Primary Thoroughfare
Secondary Thoroughfare
Interchange

NOTE: All Density Ranges Are In Gross Acres See Text For Definition.

OCT 1984

THE PLANNING CENTER
1200 NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA

500 1000 2000

North

Community Profile 3

CLV033215
2597

12825

COMMUNITY PROFILE NO. 4 (CP-4)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is over 72% developed in an unusually varied mixture of urban and suburban uses with a distribution of vacant parcels generally throughout the profile. They vary from substandard individual lots to almost a quarter-section in size. The profile is of urban and suburban character.

(A) Although its development potential is far from being reached, the area is well located in proximity to both the downtown and future Union Pacific Gaming Center as well as the Cashman Field Complex.

(B) There is excellent access to the freeway system and Rancho Drive, giving the Community outstanding regional accessibility.

(C) By comparison to any other Community Profile there is a considerable diversity of land uses, neighborhood street patterns and living environments.

(D) There is potential for a unique tourist/gaming center focused on the City approved Jackson Avenue Plan but it needs improved access, visibility and linkage with other nearby activity centers.

(E) The profile area is surrounded by two freeways, a railroad, a major highway and the City of North Las Vegas. It is, in effect, a small self-contained community with distinctly different neighborhoods: a notable diversity in such a small area. They are described more specifically as follows:

(E-1) This area, generally bounded by Washington Avenue on the north, Highland Drive on the east, Gragson Highway on the south and Rancho Drive on the west, is a transitional zone shifting to urban residential and employment center/commercial development.

(E-2) This relatively small area between Washington Avenue, H Street, Bonanza Road and Highland Drive is an almost totally developed, mixed use area of moderately large parcels, primarily in employment and public housing uses.

(E-3) This area, located south of Owens Avenue between the Union Pacific Railroad and H Street and bounded on the south by the I-15 Freeway, is a very "fine grained" mixed use area of tourist/gaming, service commercial, public and various residential densities mostly on very small lots subdivided many years ago. A random scattering of vacant lots exists throughout the area. The local street pattern is a very uniform grid.

CLV033216
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12826

(E-4) This area is between Owens Avenue, H Street, Washington Avenue and Highland Drive. It is mostly developed in a variety of residential and public uses at a medium scale. There is a scattering of vacant, relatively small, primarily rectangular parcels throughout the area.

(E-5) This area, bounded by Owens Avenue, Highland Drive, Washington Avenue and Tonopah Drive is a rural, very low density enclave almost totally developed and structured around a large, square, internal loop road.

(E-6) This area is bounded on the north by Owens Avenue, the east by Tonopah Drive, the south by Washington Avenue and the west by Pyramid Drive. It consists of two large existing stable suburban neighborhoods with limited convenience commercial uses and a large vacant area in between. The local street pattern is finalized within the subdivisions and is non-existent in the vacant area.

(E-7) This area is between Lake Mead Boulevard, Tonopah Drive, Owens Avenue and Rancho Drive. It is a mixed use area of relatively large parcels interspersed with considerable vacant acreage. The local street system is quite varied.

(E-8) This area is bounded by Lake Mead Boulevard, Highland Drive, Owens Avenue and Tonopah Drive. It is almost totally vacant. Because of this, there is an opportunity to design one or two projects which could serve as a quality catalyst for stimulating other improvements in the surrounding community.

(E-9) This area is between Lake Mead Boulevard, Commerce Street, Owens Avenue and Highland Drive. It is largely developed in a moderate to large scale pattern of mixed uses dominated by two large single family neighborhoods. Vacant land consists of a variety of sizes and shapes generally on the periphery of existing development along thoroughfares. The local street pattern is a mix of typical suburban subdivision interrupted grids and intermediate collector streets.

(E-10) This area is bounded by Carey Avenue, H Street, Lake Mead Boulevard and Highland Drive. It is characterized by a grid pattern mixed residential use with detached single family residential predominating. There are scattered vacant lots. The local street pattern is a very formal, uniform rectangular grid centered on a central park.

(E-11) This small area is bounded by Carey Avenue, Highland Drive, Lake Mead Boulevard and Comstock Drive. It is predominantly developed in a public housing project and public uses with a relatively large vacant parcel occupying most of the northerly portion of the area. The local street pattern is complete within the public housing project and non-existent beyond that.

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COMMUNITY PROFILE NO. 4

DATA SUMMARY

A. Description

1. Boundaries: North - Carey Avenue/Lake Mead Boulevard
: East - Union Pacific Railroad
: South - Gragson Highway/Bonanza Road
: West - Rancho Drive/Pyramid Drive

2. Size : 2,379.1 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope generally toward Washington Avenue and Lake Mead Boulevard.

2. Drainage - Major areas subject to flooding generally between Vegas Drive and Washington Avenue from Rancho Drive across the entire profile area to I-15 and also throughout most of the northern portion of the community between Carey Avenue and Lake Mead Boulevard from Comstock Drive to Commerce Street.

C. Existing Development/Improved Areas

1. 1,715.9 acres - 72.1%

2. Residential: 973.5 acres - 7,113 dwelling units
7.3 DU/Acre - gross average

3. Non-residential: 241.6 acres

D. Vacant Land

1. Total - 663.2 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for urban/suburban uses and densities:

661.3 acres - 6,231 dwelling units*
See Land Use Summary for details.

*Includes vacant land only.

CLV033218
2600

12828

2. Subdivided for suburban uses and densities:

   3.9 acres - 41 dwelling units
   See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the area.

2. Develop implementation strategy for Jackson Avenue Plan.

3. Tie dominant access pattern into design of Union Pacific Tourist/Gaming Center so a strong four-way linkage is made between Downtown/Cashman Field/Jackson Avenue complex and the Union Pacific Center.

4. Determine whether any special permits have been approved and record accordingly.

5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033219
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12829

LAND USE SUMMARY

COMMUNITY PROFILE AREA 4 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	973.5 A.	40.9 %
Civic Uses	116.5 A.	4.9 %
Commercial Uses	72.8 A.	3.1 %
Industrial Uses	42.8 A.	1.8 %
Misc. Tourist/Commercial	9.5 A.	0.4 %
Rights-of-Way	500.8 A.	21.0 %
Vacant Land	663.2 A.	27.9 %
TOTAL:	2379.1	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	3318	46.6%	732.6	75.2%	4.5
Townhouse/Condo	132	1.9%	2.6	0.3%	50.8
Mobile Home	106	1.5%	12.3	1.3%	8.6
Multi-Family	3557	50.0%	226.0	23.2%	14.1
TOTAL:	7113	100%	973.5	100%	7.3

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	588.0A.	88.7%
"CV" Zones	-----A.	----
"C" Zones	73.3A.	11.0%
"M" Zones	1.9A.	0.3%
TOTAL:	663.2A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	34.3A.	46.8%
"C-2" Zones	39.0A.	53.2%
"P-R" Zones	----A.	----%
Other	----A.	----%
TOTAL:	73.3A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	314.2A.	2	628
R-1	158.8A.	5	794
R-2	32.7A.	10	327
R-3	57.5A.	19	1092
R-4	8.0A.	37	296
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	16.8A.	8	134
R	A.		
R	A.		
TOT.	588.0A.		3271

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	A.		
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	A.		

VACANT "R" LAND: 588.0 A.

VACANT SUBDIVIDED "R" LAND: ----- A.

TOTAL 588.0 A.

CLV033220
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12830

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 4 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1. TOTAL POPULATION	19,500	No.	
2. RACE			
A. White	4,488	No.	23.0 %
B. Black	14,829	No.	76.0 %
C. Spanish Origin	391	No.	2.0 %
3. SEX			
A. Male	9,183	No.	47.1 %
B. Female	10,317	No.	52.9 %
4. AGE			
a. Under 5	1,877	No.	9.6 %
b. 5-14	4,098	No.	21.0 %
c. 15-59	11,565	No.	59.3 %
d. 60-64	616	No.	3.2 %
e. 65 or over	1,344	No.	6.9 %
5. PERSONS PER HOUSEHOLD	3.09	No.	
6. PERSONS PER FAMILY	3.57	No.	
7. PERSONS IN GROUP QUARTERS	124	No.	
8. PERSONS IN HOUSEHOLD			
a. 1	1,278	No.	20.4 %
b. 2-4	3,574	No.	57.1 %
c. 5 or more	1,409	No.	22.5 %
9. MARITAL STATUS			
a. Married	6,408	No.	32.9 %
b. Single	7,117	No.	36.5 %
10. NUMBER OF WORKERS IN FAM	4,118	No.	
11. TRIP TO WORK			
a. Private Vehicle	6,551	No.	89.9 %
b. Public Transit	375	No.	5.1 %
12. SCHOOL ENROLLMENT			
a. K-8	3,685	No.	0.59 NO/DU
b. 9-12	1,627	No.	0.30 NO/DU
c. 12 and over	598	No.	0.10 NO/DU
13. RESIDENCE IN 1975			
a. Same House	9,387	No.	48.1 %
b. Different House	8,253	No.	42.3 %
c. Same County	5,622	No.	28.8 %
d. Out of County	2,631	No.	13.5 %

CLV033221
2603

12831

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,733	No.	43.6 %
b. Renter Occupied	3,541	No.	56.4 %
2. BATHROOMS			
a. 0 or 1/2	107	No.	1.7 %
b. 1 or more	6,167	No.	98.3 %
3. KITCHEN FACILITIES			
a. Complete	6,522	No.	97.5 %
b. Not complete	168	No.	2.5 %
4. SEWAGE DISPOSAL			
a. Public	6,519	No.	97.4 %
b. All others	171	No.	2.6 %
5. AIR CONDITIONING			
a. None	427	No.	6.4 %
b. System Installed	6,263	No.	93.6 %
6. HEATING			
a. None	5	No.	0.1 %
b. System Installed	6,685	No.	99.9 %
7. VEHICLES AVAILABLE			
a. None	1,262	No.	20.1 %
b. 1	2,552	No.	40.7 %
c. 2	1,422	No.	22.7 %
d. 3 or more	1,038	No.	16.5 %
8. UNITS IN STRUCTURE			
a. 1	3,278	No.	52.2 %
b. 2	460	No.	7.3 %
c. 3 and 4	1,040	No.	16.6 %
d. 5 or more	1,391	No.	22.2 %
e. Mobile Home	105	No.	1.7 %
9. YEAR BUILT			
a. '70-'79	1,251	No.	19.9 %
b. '50-'69	4,567	No.	72.8 %
c. '49 or before	456	No.	7.3 %
10. BEDROOMS			
a. 0	267	No.	4.3 %
b. 1	1,237	No.	19.7 %
c. 2	1,738	No.	27.7 %
d. 3 or more	3,032	No.	48.3 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	208	No.	7.6 %
b. $200-$349	829	No.	30.3 %
c. $350-$599	693	No.	25.4 %
d. $600 or more	150	No.	5.5 %
e. Median	330	No.	
12. RENTAL/MONTH			
a. Less than $200	1,532	No.	43.3 %
b. $200-$299	1,256	No.	35.5 %
c. $300-$499	500	No.	14.1 %
d. $500 or more	81	No.	2.3 %
e. Median	223	No.	

CLV033222
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12832

14. OCCUPATION			
a. Managerial/Professional	852	No.	11.3 %
b. Technical/Sales/ Administrative	1,641	No.	21.8 %
c. Service	3,552	No.	47.1 %
d. Precision Production/ Crafts/Repair	579	No.	7.7 %
e. Operations/Fabricators/ Laborers	893	No.	11.8 %
f. All others	22	No.	0.3 %
15. EMPLOYMENT FIELD			
a. Construction	498	No.	6.6 %
b. Manufacturing	283	No.	3.8 %
c. Transportation	317	No.	4.2 %
d. Communications/Utilities	227	No.	3.0 %
e. Wholesale Trade	96	No.	1.3 %
f. Retail Trade	741	No.	9.8 %
g. Finance Related	294	No.	3.9 %
h. Business & Repair Services	262	No.	3.5 %
i. Entertainment & Related	3,518	No.	46.7 %
j. Professional	891	No.	11.8 %
k. Government	395	No.	5.2 %
16. INCOME			
a. Household			
1) Less than $10,000	2,574	No.	41.0 %
2) More than $50,000	173	No.	2.8 %
3) Median	12,774	No.	
4) Mean	19,024	No.	
b. Unrelated Individuals			
1) Less than $8,000	1,455	No.	59.1 %
2) More than $25,000	36	No.	1.5 %
3) Median	6,190	No.	
4) Mean	8,841	No.	
17. Household Income Type			
a. With earnings	5,106	No.	81.4 %
b. With Social Security Pmts.	1,235	No.	19.7 %
c. With Public Asst. Pmts.	418	No.	14.6 %
18. Poverty Status (Persons)	4,695	No.	24.1 %

CLV033223
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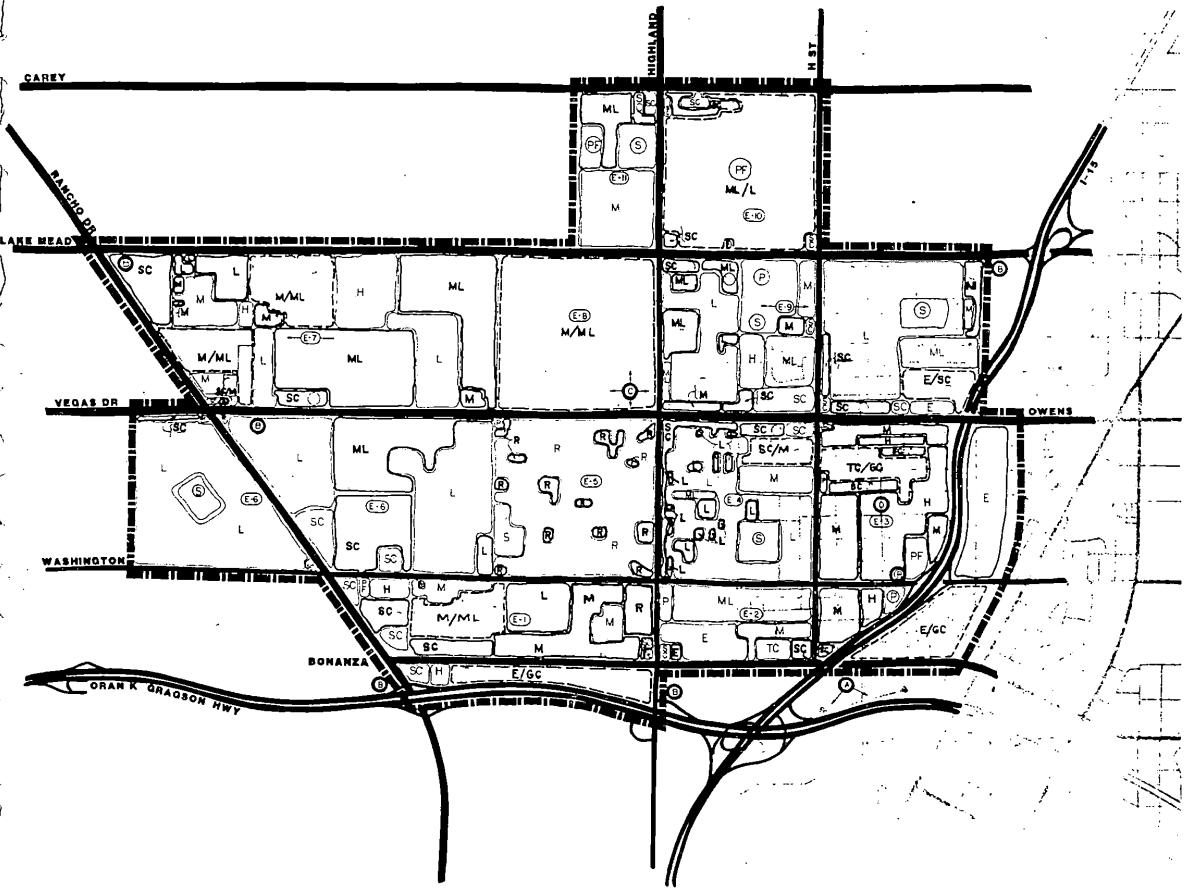
12833

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac	(P)	Parks/Recreation		Freeway/Expressway
L	Low Density Residential 3-6 du/ac	(S)	School		Primary Thoroughfare
ML	Medium Low Density Residential 6-12 du/ac	(PF)	Public Facility (as noted)		Secondary Thoroughfare
M	Medium Density Residential 12-20 du/ac				Interchange
H	High Density Residential 20- du/ac	(A)	Special Condition (refer to text)		
GC	General Commercial				
SC	Service Commercial/Office		Preferred Use		
TC	Tourist Commercial		Variable Uses		
E	Employment		Existing Development (no short range change)		

NOTE: All Density Ranges Are In Gross Acres. See Text For Definition

OCT 1984

THE PLANNING CENTER

500 1000 2000

North

Community Profile 4

CLV033224
2606

12834

COMMUNITY PROFILE NO. 5 (CP-5)

The following points are, where approximate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is almost 93 percent developed in suburban uses with a scattering of small vacant parcels south of the Gragson Highway and one large parcel at the eastern edge of the community. It is designated for suburban use.

(A) The most unique feature of the community is the emerging medical complex between Alta Drive, Highland Drive, Charleston Boulevard and Rancho Drive. Already well established, this area can be expected to transition to a complete "medical campus" environment.

(B) There is an opportunity for an important employment center with ancillary service commercial and some residential use just north of the medical complex.

(C) The Meadows Mall complex is a focal point for regional activity.

(D) The regional circulation system comes to a unique focus in this area with I-15 and the Oran K. Gragson Highway converging along the easterly quarter of the community.

(E) There is a substantial amount of public land in this community with these lands in the northerly portion of the community devoted largely to recreation uses and those in the southerly portion committed mainly to public utilities.

(F) The freeway system includes interchanges with the thoroughfare network at Highland, Rancho, Valley View, Decatur and Charleston, thus providing the community with outstanding regional access.

CLV033225
2607

12835

COMMUNITY PROFILE NO. 5

DATA SUMMARY

A. Description

1. Boundaries: North - Vegas Drive/Washington Avenue/Gragson Highway
: East - Pyramid Drive/Rancho Drive/ Highland Drive
: South - Charleston Boulevard
: West - Decatur Boulevard

2. Size : 2,562.0 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the southeast.

2. Drainage - No unusual problem areawide, but significant flooding is experienced at the Charleston Boulevard railroad underpass.

C. Existing Development/Improved Areas

1. 2,372.3 acres - 92.6%

2. Residential: 920.8 acres - 4,372 dwelling units
4.8 DU/Acre - gross average

3. Non-residential: 1006.4 acres

D. Vacant Land

1. Total - 189.7 ac.

2. Subdivided - None

E. Potential Development

1. Zoned for suburban uses and densities:

189.7 acres - 556 dwelling units*
See Land Use Summary for details.

2. Subdivided for suburban uses and densities: none

*Includes vacant land only.

CLV033226
2608

12836

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations to solve the Charleston Boulevard underpass problem.

2. Prepare a specific plan for the medical center complex to generate a self-contained "campus" atmosphere and facilitate an orderly transition of uses.

3. Work with owner(s) of the proposed employment center expansion to devise an optimum plan for uses on the site and integrate with surrounding uses.

4. Document resolutions of intent and add to map and text.

5. Determine where special permits have been approved and record accordingly.

6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033227
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12837

LAND USE SUMMARY

COMMUNITY PROFILE AREA 5 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	920.8 A.	35.9 %
Civic Uses	764.9 A.	29.9 %
Commercial Uses	241.5 A.	9.4 %
Industrial Uses	----- A.	---- %
Misc.	----- A.	---- %
Rights-of-Way	445.1 A.	17.4 %
Vacant Land	189.7 A.	7.4 %
TOTAL:	2562.0	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	3508	80.2%	856.9	93.1%	4.1
Townhouse/Condo	209	4.8%	34.5	3.7%	6.1
Mobile Home	1	----	0.3	----	3.3
Multi-Family	654	15.0%	29.1	3.2%	22.5
TOTAL:	4372	100%	920.8	100%	4.8

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	143.3A.	75.5%
"CV" Zones	---- A.	----
"C" Zones	46.4A.	24.5%
"M" Zones	----	----
TOTAL:	189.7A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	43.7A.	94.2%
"C-2" Zones	----A.	----%
"P-R" Zones	0.3A.	0.6%
Other	2.4A.	5.2%
TOTAL:	46.4A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	12.8A.	2	25
R-1	64.0A.	5	320
R-2	0.3A.	10	3
R-3	1.2A.	19	22
R-4	1.0A.	37	37
R-PD2	5.6A.	2	11
R-PD4	23.8A.	4	95
R-CL	A.		
R-MHP	A.		
R-A	29.9A.	1	29
R-D	4.7 A.	3	14
	A.		
TOT.	143.3A.		556

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	A.		
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	A.		

VACANT "R" LAND: 143.3 A.

VACANT SUBDIVIDED "R" LAND: ----- A.

TOTAL 143.3 A.

CLV033228
2610

12838

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 5 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	12,366	No.	
2.	RACE			
	A. White	11,434	No.	92.5 %
	B. Black	407	No.	3.3 %
	C. Spanish Origin	618	No.	5.0 %
3.	SEX			
	A. Male	6,059	No.	49.0 %
	B. Female	6,307	No.	51.0 %
4.	AGE			
	a. Under 5	612	No.	4.9 %
	b. 5-14	1,927	No.	15.6 %
	c. 15-59	8,078	No.	65.3 %
	d. 60-64	554	No.	4.5 %
	e. 65 or over	1,195	No.	9.7 %
5.	PERSONS PER HOUSEHOLD	2.82	No.	
6.	PERSONS PER FAMILY	3.16	No.	
7.	PERSONS IN GROUP QUARTERS	417	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	719	No.	16.9 %
	b. 2-4	2,974	No.	69.9 %
	c. 5 or more	562	No.	13.2 %
9.	MARITAL STATUS			
	a. Married	5,843	No.	47.3 %
	b. Single	3,984	No.	32.2 %
10.	NUMBER OF WORKERS IN FAM	3,049	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	5,643	No.	92.3 %
	b. Public Transit	111	No.	1.8 %
12.	SCHOOL ENROLLMENT			
	a. K-8	1,654	No.	0.39 NO/DU
	b. 9-12	1,063	No.	0.25 NO/DU
	c. 12 and over	524	No.	0.12 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	5,727	No.	46.3 %
	b. Different House	6,128	No.	49.6 %
	c. Same County	3,149	No.	25.5 %
	d. Out of County	2,979	No.	24.1 %

CLV033229
2611

12839

14. OCCUPATION			
a. Managerial/Professional	1,627	No.	26.6 %
b. Technical/Sales/ Administrative	2,004	No.	32.8 %
c. Service	1,395	No.	22.8 %
d. Precision Production/ Crafts/Repair	565	No.	9.2 %
e. Operations/Fabricators/ Laborers	494	No.	8.1 %
f. All others	32	No.	0.5 %
15. EMPLOYMENT FIELD			
a. Construction	449	No.	7.3 %
b. Manufacturing	250	No.	4.1 %
c. Transportation	247	No.	4.0 %
d. Communications/Utilities	123	No.	2.0 %
e. Wholesale Trade	156	No.	2.6 %
f. Retail Trade	1,202	No.	19.7 %
g. Finance Related	408	No.	6.7 %
h. Business & Repair Services	296	No.	4.8 %
i. Entertainment & Related	1,503	No.	24.6 %
j. Professional	1,031	No.	16.9 %
k. Government	385	No.	6.3 %
16. INCOME			
a. Household			
1) Less than $10,000	677	No.	16.0 %
2) More than $50,000	581	No.	13.7 %
3) Median	25,667	No.	
4) Mean	32,429	No.	
b. Unrelated Individuals			
1) Less than $8,000	622	No.	41.4 %
2) More than $25,000	169	No.	11.3 %
3) Median	9,809	No.	
4) Mean	14,521	No.	
17. Household Income Type			
a. With earnings	3,881	No.	91.6 %
b. With Social Security Pmts.	731	No.	17.2 %
c. With Public Asst. Pmts.	129	No.	3.0 %
18. Poverty Status (Persons)	702	No.	5.7 %

CLV033230
2612

12840

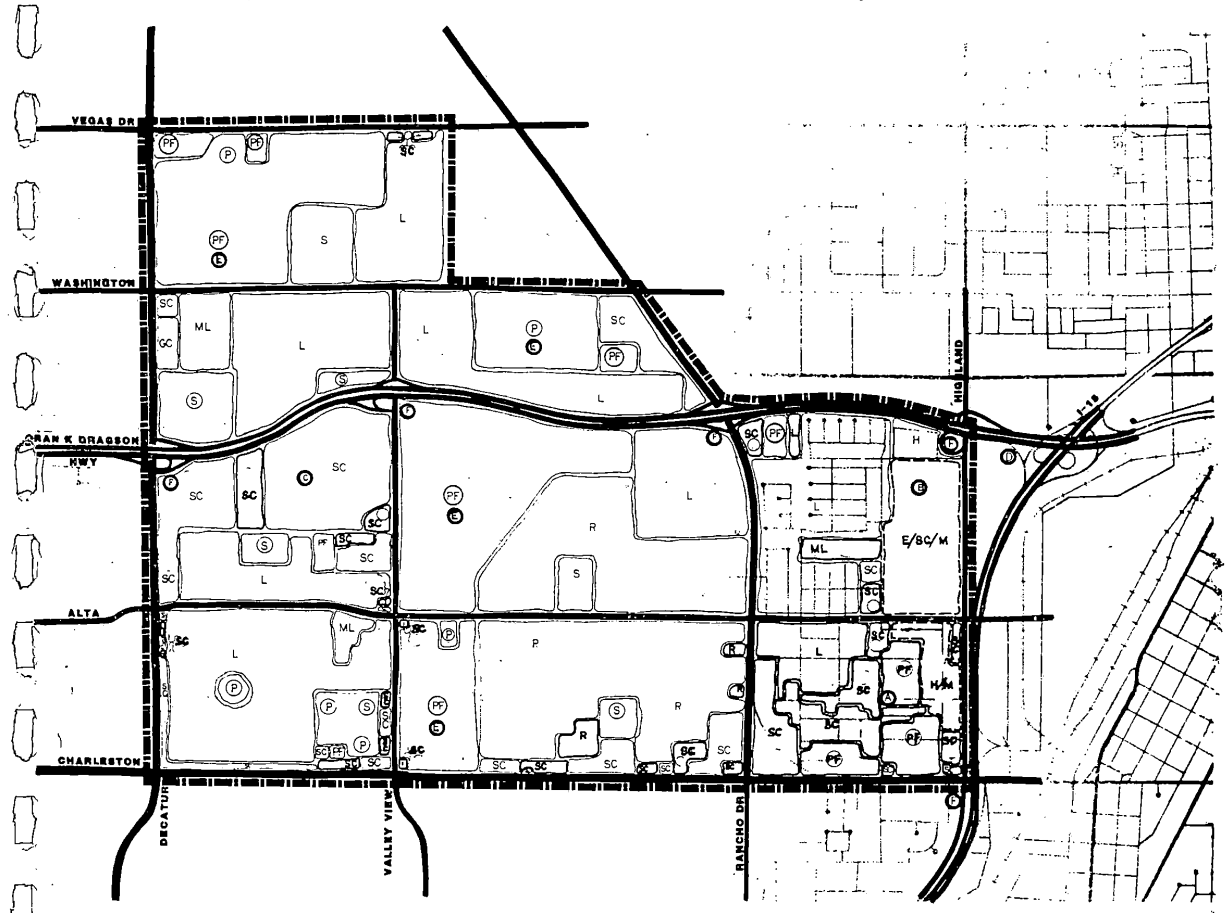
HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,268	No.	77.1 %
b. Renter Occupied	971	No.	22.9 %
2. BATHROOMS			
a. 0 or 1/2	8	No.	0.2 %
b. 1 or more	4,231	No.	99.8 %
3. KITCHEN FACILITIES			
a. Complete	4,530	No.	99.9 %
b. Not complete	6	No.	0.1 %
4. SEWAGE DISPOSAL			
a. Public	4,488	No.	98.9 %
b. All others	48	No.	1.1 %
5. AIR CONDITIONING			
a. None	137	No.	3.0 %
b. System Installed	4,399	No.	97.0 %
6. HEATING			
a. None	12	No.	0.3 %
b. System Installed	4,524	No.	00.7 %
7. VEHICLES AVAILABLE			
a. None	51	No.	1.2 %
b. 1	1,097	No.	25.9 %
c. 2	1,817	No.	42.9 %
d. 3 or more	1,274	No.	30.0 %
8. UNITS IN STRUCTURE			
a. 1	3,575	No.	84.3 %
b. 2	5	No.	0.1 %
c. 3 and 4	128	No.	3.0 %
d. 5 or more	483	No.	11.4 %
e. Mobile Home	48	No.	1.1 %
9. YEAR BUILT			
a. '70-'79	1,047	No.	24.7 %
b. '50-'69	3,058	No.	72.1 %
c. '49 or before	134	No.	3.2 %
10. BEDROOMS			
a. 0	102	No.	2.4 %
b. 1	327	No.	7.7 %
c. 2	689	No.	16.3 %
d. 3 or more	3,121	No.	73.6 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	116	No.	3.6 %
b. $200-$349	661	No.	20.2 %
c. $350-$599	1,012	No.	31.0 %
d. $600 or more	721	No.	22.1 %
e. Median	489	No.	
12. RENTAL/MONTH			
a. Less than $200	43	No.	4.4 %
b. $200-$299	255	No.	26.1 %
c. $300-$499	454	No.	46.8 %
d. $500 or more	190	No.	19.6 %
e. Median	409	No.	

CLV033231
2613

12841

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12-20 du/ac
H	High Density Residential 20+ du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

(P) Parks/Recreation
(S) School
(PF) Public Facility (as noted)
(A) Special Condition (refer to text)

Preferred Use
Variable Uses
Existing Development (no short range change)

Freeway/Expressway
Primary Thoroughfare
Secondary Thoroughfare
Interchange

NOTE: All Density Ranges Are In Gross Acres See Text For Definition
OCT 1984

THE PLANNING CENTER

Community Profile 5

CLV033232
2614

12842

COMMUNITY PROFILE NO. 6 (CP-6)

The following points are, where approximate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is almost 84% developed in a variety of suburban uses. It is designated for suburban use. The vacant parcels are of small to moderate size and are randomly scattered throughout the community.

(A) The area is characterized by a broad variety of uses dominated by a preponderance of detached single family homes in subdivisions through the central portion of the profile.

(B) There is a large freeway/railway oriented employment center along the entire east side of the community which also extends westerly between Charleston Boulevard and Pennwood Avenue beyond Valley View Boulevard.

(C) The community has excellent freeway access to the east via Charleston Boulevard and Sahara Avenue.

(D) Both Charleston Boulevard and Sahara Avenue are severely impacted by strip commercial development, thus restricting their ultimate capacity.

(E) There are several small scale rural density enclaves scattered along the northern portion of the community.

CLV033233
2615

12843

COMMUNITY PROFILE NO. 6

DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
: East - Union Pacific Railroad
: South - Desert Inn Road
: West - Decatur Boulevard

2. Size : 3,047.8 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the east.

2. Drainage - There is a flooding impound problem on the west side of the Union Pacific Railroad tracks as well as at the Charleston Boulevard underpass and Sahara Avenue overpass.

C. Existing Development/Improved Areas

1. 2,567.5 acres - 84.2%

2. Residential: 1,245.3 acres - 10,452 dwelling units
8.4 DU/Acre - gross average

3. Non-residential: 696.2 acres

D. Vacant Land

1. Total - 480.3 ac.

2. Subdivided - 6.1 ac.

E. Potential Development

1. Zoned for suburban uses and densities:

273.6 acres - 1,759 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities:

6.1 acres - 16 dwelling units
See Land Use Summary for details.

CLV033234
2616

12844

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the eastern perimeter.

2. Analyze and evaluate means of reducing taffic friction along Charleston and Sahara.

3. Document resolutions of intent and add to map and text.

4. Determine where special permits have been approved and record accordingly.

5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033235
2617

12845

LAND USE SUMMARY

COMMUNITY PROFILE AREA 6 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1245.3 A.	40.9 %
Civic Uses	98.8 A.	3.2 %
Commercial Uses	220.8 A.	7.2 %
Industrial Uses	350.8 A.	11.5 %
Misc.	25.8 A.	0.9 %
Rights-of-Way	626.0 A.	20.5 %
Vacant Land	480.3 A.	15.8 %
TOTAL:	3047.8	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	4156	39.8%	931.1	74.8%	4.5
Townhouse/Condo	247	2.4%	22.3	1.8%	11.1
Mobile Home	695	6.6%	65.2	5.2%	10.7
Multi-Family	5354	51.2%	226.7	18.2%	23.6
TOTAL:	10,452	100%	1245.3	100%	8.4

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	279.7A.	58.2%
"CV" Zones	-----A.	-----
"C" Zones	73.0A.	15.2%
"M" Zones	127.6A.	26.6%
TOTAL:	480.3A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	69.1A.	94.7%
"C-2" Zones	----A.	----%
"P-R" Zones	3.3A.	4.5%
Other	0.6A.	0.8%
TOTAL:	73.0A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	103.5A.	2	207
R-1	120.3A.	5	601
R-2	A.		
R-3	49.1A.	19	932
R-4	0.5A.	37	18
R-PD6	0.2A.	6	1
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
TOT.	273.6A.		1759

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	6.1 A.	16	2.6
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
TOT.	6.1 A.	16	2.6

VACANT "R" LAND: 273.6 A.

VACANT SUBDIVIDED "R" LAND: 6.1 A.

TOTAL 279.7 A.

CLV033236
2618

12846

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 6 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	21,578	No.	
2.	RACE			
	A. White	19,593	No.	90.8 %
	B. Black	1,135	No.	5.3 %
	C. Spanish Origin	1,252	No.	5.8 %
3.	SEX			
	A. Male	10,579	No.	49.0 %
	B. Female	10,999	No.	51.0 %
4.	AGE			
	a. Under 5	1,262	No.	5.8 %
	b. 5-14	2,898	No.	13.4 %
	c. 15-59	14,502	No.	67.2 %
	d. 60-64	1,088	No.	5.0 %
	e. 65 or over	1,828	No.	8.5 %
5.	PERSONS PER HOUSEHOLD	2.42	No.	
6.	PERSONS PER FAMILY	3.10	No.	
7.	PERSONS IN GROUP QUARTERS	12	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	2,630	No.	29.3 %
	b. 2-4	5,585	No.	62.3 %
	c. 5 or more	754	No.	8.4 %
9.	MARITAL STATUS			
	a. Married	9,668	No.	44.8 %
	b. Single	7,750	No.	35.9 %
10.	NUMBER OF WORKERS IN FAM	5,273	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	10,403	No.	92.5 %
	b. Public Transit	177	No.	1.6 %
12.	SCHOOL ENROLLMENT			
	a. K-8	2,541	No.	0.29 NO/DU
	b. 9-12	1,240	No.	0.14 NO/DU
	c. 12 and over	722	No.	0.08 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	6,987	No.	32.4 %
	b. Different House	13,439	No.	62.3 %
	c. Same County	6,415	No.	29.7 %
	d. Out of County	7,024	No.	32.6 %

CLV033237
2619

12847

14. OCCUPATION			
a. Managerial/Professional	2,664	No.	23.2 %
b. Technical/Sales/ Administrative	3,451	No.	30.0 %
c. Service	3,223	No.	28.0 %
d. Precision Production/ Crafts/Repair	1,238	No.	10.8 %
e. Operations/Fabricators/ Laborers	842	No.	7.3 %
f. All others	79	No.	0.7 %
15. EMPLOYMENT FIELD			
a. Construction	830	No.	7.2 %
b. Manufacturing	529	No.	4.6 %
c. Transportation	374	No.	3.3 %
d. Communications/Utilities	372	No.	3.2 %
e. Wholesale Trade	305	No.	2.7 %
f. Retail Trade	1,863	No.	16.2 %
g. Finance Related	841	No.	7.3 %
h. Business & Repair Services	601	No.	5.2 %
i. Entertainment & Related	3,556	No.	30.9 %
j. Professional	1,663	No.	14.5 %
k. Government	470	No.	4.1 %
16. INCOME			
a. Household			
1) Less than $10,000	2,210	No.	24.8 %
2) More than $50,000	796	No.	8.9 %
3) Median	20,527	No.	
4) Mean	27,364	No.	
b. Unrelated Individuals			
1) Less than $8,000	1,796	No.	41.3 %
2) More than $25,000	367	No.	8.4 %
3) Median	11,978	No.	
4) Mean	14,352	No.	
17. Household Income Type			
a. With earnings	7,921	No.	89.0 %
b. With Social Security Pmts.	1,685	No.	18.9 %
c. With Public Asst. Pmts.	287	No.	3.2 %
18. Poverty Status (Persons)	1,864	No.	8.6 %

CLV033238
2620

12848

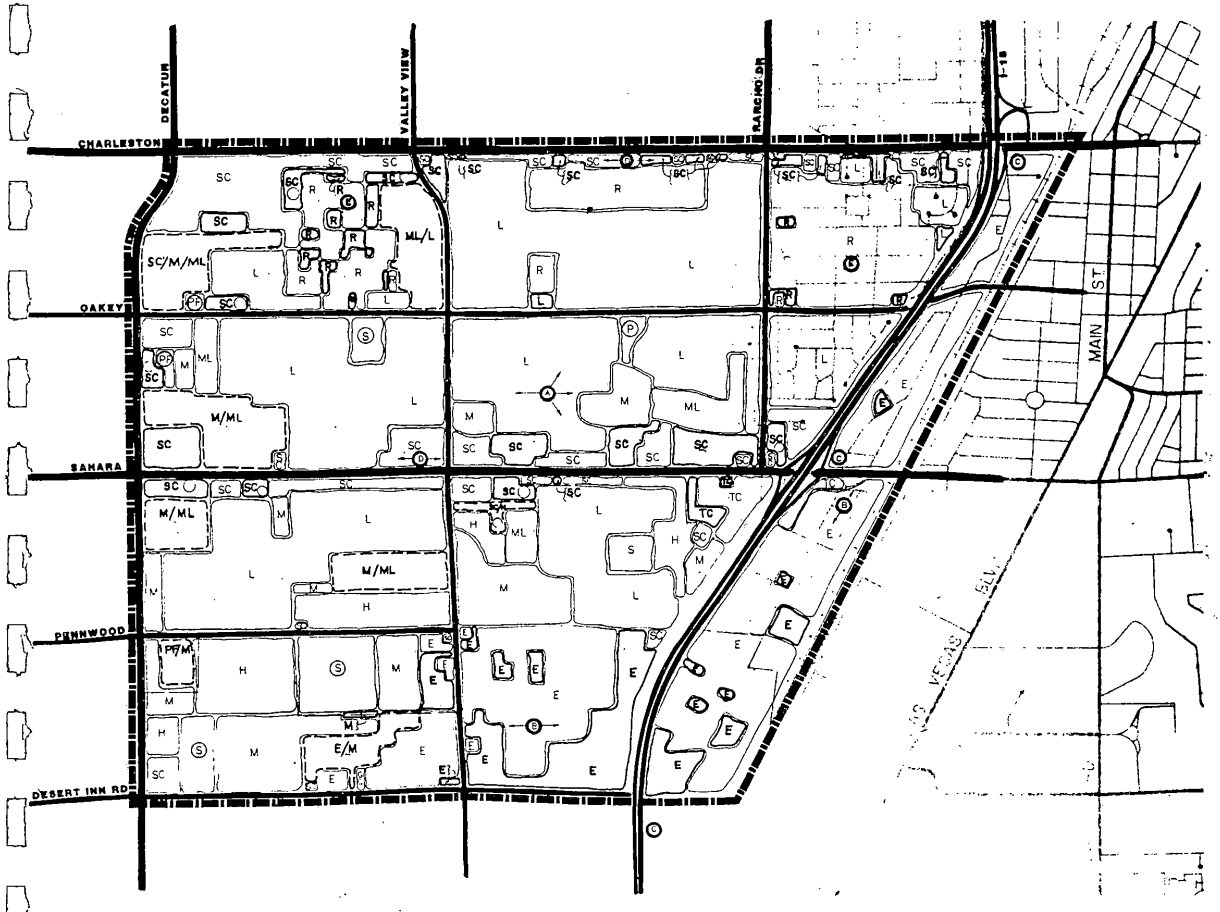
HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	4,255	No.	47.8 %
b. Renter Occupied	4,650	No.	52.2 %
2. BATHROOMS			
a. 0 or 1/2	126	No.	1.4 %
b. 1 or more	8,779	No.	98.6 %
3. KITCHEN FACILITIES			
a. Complete	9,840	No.	99.5 %
b. Not complete	51	No.	0.5 %
4. SEWAGE DISPOSAL			
a. Public	9,828	No.	99.4 %
b. All others	63	No.	0.6 %
5. AIR CONDITIONING			
a. None	129	No.	1.3 %
b. System Installed	9,762	No.	98.7 %
6. HEATING			
a. None	-0-	No.	-0- %
b. System Installed	9,891	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	494	No.	5.5 %
b. 1	3,987	No.	44.8 %
c. 2	2,868	No.	32.2 %
d. 3 or more	1,556	No.	17.5 %
8. UNITS IN STRUCTURE			
a. 1	4,073	No.	45.7 %
b. 2	13	No.	0.1 %
c. 3 and 4	297	No.	3.3 %
d. 5 or more	3,970	No.	44.6 %
e. Mobile Home	552	No.	6.2 %
9. YEAR BUILT			
a. '70-'79	5,357	No.	60.2 %
b. '50-'69	3,483	No.	39.1 %
c. '49 or before	65	No.	0.7 %
10. BEDROOMS			
a. 0	590	No.	6.6 %
b. 1	1,652	No.	18.6 %
c. 2	2,626	No.	29.5 %
d. 3 or more	4,037	No.	45.3 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	28	No.	10.9 %
b. $200-$349	846	No.	31.4 %
c. $350-$599	1,153	No.	50.8 %
d. $600 or more	874	No.	5.8 %
e. Median	462	No.	
12. RENTAL/MONTH			
a. Less than $200	506	No.	10.9 %
b. $200-$299	1,460	No.	31.4 %
c. $300-$499	2,361	No.	50.8 %
d. $500 or more	269	No.	5.8 %
e. Median	379	No.	

CLV033239
2621

12849

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12 20 du/ac
H	High Density Residential 20+ du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

(P) Parks/Recreation
(S) School
(PF) Public Facility (as noted)
(A) Special Condition (refer to text)

Preferred Use
Variable Uses
Existing Development (no short range change)

Freeway/Expressway
Primary Thoroughfare
Secondary Thoroughfare
Interchange

NOTE: All Density Ranges Are In Gross Acres
See Text For Definition
OCT 1984

THE PLANNING CENTER
2121 NEWPORT CENTER DRIVE
NEWPORT BEACH CALIFORNIA

North

Community Profile 6

CLV033240
2622

12850

COMMUNITY PROFILE NO. 7 (CP-7)

The following points are, where approximate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is partially developed in mixed use suburban and rural residential uses. Almost 60% of the land is vacant, most of it in areas that are rural in character.

(A) Most of the central portion of the profile is in partially developed rural neighborhoods characterized by a rural street grid system and randomly developed parcels. This portion of the profile area has very limited and incomplete public improvements.

(B) At the western edge of the profile area almost completely vacant land will eventually provide a transition to the Peccole and Husite properties further west.

(C) These larger parcels, unencumbered by an existing street pattern have a potential for the use of master plans to provide more detailed development guidance than that provided by the community profile land use designation.

(D) There is excellent existing and potential east/west access via Charleston Boulevard and Sahara Avenue, although both of these routes are impacted by strip commercial development.

(E) North/south access via Rainbow Boulevard and Decatur Boulevard is satisfactory and provides freeway access within one to two miles.

Guidance in this community profile is to fill out and protect the rural character where it is well established and provide appropriate transition to suburban uses around the eastern, northern and western periphery of the community.

The following tabulations further indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

CLV033241
2623

12851

COMMUNITY PROFILE NO. 7

DATA SUMMARY

A. Description

1. Boundaries: North - Charleston Boulevard
: East - Decatur Boulevard
: South - Desert Inn Road
: West - Durango Drive

2. Size : 2,647.3 net acres

3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.

2. Drainage - Localized washes generally in the western portion of the area.

C. Existing Development/Improved Areas

1. 1,069.8 acres - 40.4%

2. Residential: 471.7 acres - 2,314 dwelling units
4.9 DU/Acre - gross average

3. Non-residential: 258.7 acres

D. Vacant Land

1. Total - 1,577.5 ac.

2. Subdivided - 2.4 ac.

E. Potential Development

1. Zoned for suburban and rural uses and densities:

1551.7 acres - 3,382 dwelling units
See Land Use Summary for details.

2. Subdivided for suburban uses and densities.

2.4 acres - 14 dwelling units
See Land Use Summary for details.

CLV033242
2624

12852

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for detention basins to protect the area.

2. Complete water and sewer planning to serve the portion of the profile area slated for City expansion.

3. Analyze and evaluate means of reducing traffic friction along Charleston and Sahara.

4. Document resolutions of intent and add to map and text.

5. Determine where special permits have been approved and record accordingly.

6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033243
2625

12853

LAND USE SUMMARY

COMMUNITY PROFILE AREA 7 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	471.7 A.	17.8 %
Civic Uses	181.7 A.	6.9 %
Commercial Uses	77.0 A.	2.9 %
Industrial Uses	----- A.	---- %
Misc.	----- A.	---- %
Rights-of-Way	339.4 A.	12.8 %
Vacant Land	1577.5 A.	59.6 %
TOTAL:	2647.3	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	1359	58.7%	426.9	90.5%	3.2
Townhouse/Condo	212	9.2%	10.2	2.2%	20.8
Mobile Home	7	0.3%	1.9	0.4%	3.7
Multi-Family	736	31.8%	32.7	6.9%	22.5
TOTAL:	2314	100%	471.7	100%	4.9

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	1554.1A.	98.5%
"CV" Zones	------A.	----
"C" Zones	23.4A.	1.5%
"M" Zones	------A.	----
TOTAL:	1577.5A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	18.3A.	78.2%
"C-2" Zones	5.1A.	21.8%
"P-R" Zones	----A.	----%
Other	----A.	----%
TOTAL:	23.4A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-3	1527.9A.	2	3055
R-1	4.0A.	5	20
R-2	A.		
R-3	5.4A.	19	102
R-4	A.		
R-PD4	1.5A.	4	6
R-PD10	2.9A.	10	29
R-CL	A.		
R-MHP	A.		
R-D	0.6A.	3	1
R-PD18	9.4A.	18	169
TOT.	1551.7A.		3382

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	2.4 A.	14	5.8
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	2.4 A.	14	5.8

VACANT "R" LAND: 1551.7 A.

VACANT SUBDIVIDED "R" LAND: 2.4 A.

TOTAL 1554.1 A.

CLV033244
2626

12854

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 7 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	9,701	No.	
2.	RACE			
	A. White	9,225	No.	95.1 %
	B. Black	94	No.	1.0 %
	C. Spanish Origin	480	No.	4.9 %
3.	SEX			
	A. Male	5,024	No.	51.8 %
	B. Female	4,677	No.	48.2 %
4.	AGE			
	a. Under 5	721	No.	7.4 %
	b. 5-14	1,804	No.	18.6 %
	c. 15-59	6,520	No.	67.2 %
	d. 60-64	275	No.	2.8 %
	e. 65 or over	381	No.	3.9 %
5.	PERSONS PER HOUSEHOLD	3.21	No.	
6.	PERSONS PER FAMILY	3.45	No.	
7.	PERSONS IN GROUP QUARTERS	193	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	293	No.	10.0 %
	b. 2-4	2,084	No.	71.2 %
	c. 5 or more	549	No.	18.8 %
9.	MARITAL STATUS			
	a. Married	4,914	No.	50.7 %
	b. Single	2,246	No.	23.2 %
10.	NUMBER OF WORKERS IN FAM	2,470	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	4,427	No.	95.3 %
	b. Public Transit	16	No.	0.3 %
12.	SCHOOL ENROLLMENT			
	a. K-8	1,606	No.	0.54 NO/DU
	b. 9-12	951	No.	0.32 NO/DU
	c. 12 and over	435	No.	0.15 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	3,093	No.	31.9 %
	b. Different House	5,802	No.	59.8 %
	c. Same County	3,276	No.	33.8 %
	d. Out of County	2,526	No.	26.0 %

CLV033245
2627

12855

14. OCCUPATION			
a. Managerial/Professional	1,317	No.	28.3 %
b. Technical/Sales/ Administrative	1,550	No.	33.3 %
c. Service	935	No.	20.1 %
d. Precision Production/ Crafts/Repair	460	No.	9.9 %
e. Operations/Fabricators/ Laborers	335	No.	7.2 %
f. All others	60	No.	1.3 %
15. EMPLOYMENT FIELD			
a. Construction	342	No.	7.3 %
b. Manufacturing	147	No.	3.2 %
c. Transportation	141	No.	3.0 %
d. Communications/Utilities	144	No.	3.1 %
e. Wholesale Trade	194	No.	4.2 %
f. Retail Trade	722	No.	15.5 %
g. Finance Related	413	No.	8.9 %
h. Business & Repair Services	282	No.	6.1 %
i. Entertainment & Related	1,143	No.	24.5 %
j. Professional	774	No.	16.6 %
k. Government	267	No.	5.7 %
16. INCOME			
a. Household			
1) Less than $10,000	229	No.	7.7 %
2) More than $50,000	470	No.	15.9 %
3) Median	34,078	No.	
4) Mean	36,435	No.	
b. Unrelated Individuals			
1) Less than $8,000	157	No.	29.3 %
2) More than $25,000	114	No.	21.3 %
3) Median	14,818	No.	
4) Mean	16,910	No.	
17. Household Income Type			
a. With earnings	2,793	No.	94.2 %
b. With Social Security Pmts.	314	No.	10.6 %
c. With Public Asst. Pmts.	23	No.	0.8 %
18. Poverty Status (Persons)	343	No.	3.5 %

CLV033246
2628

12856

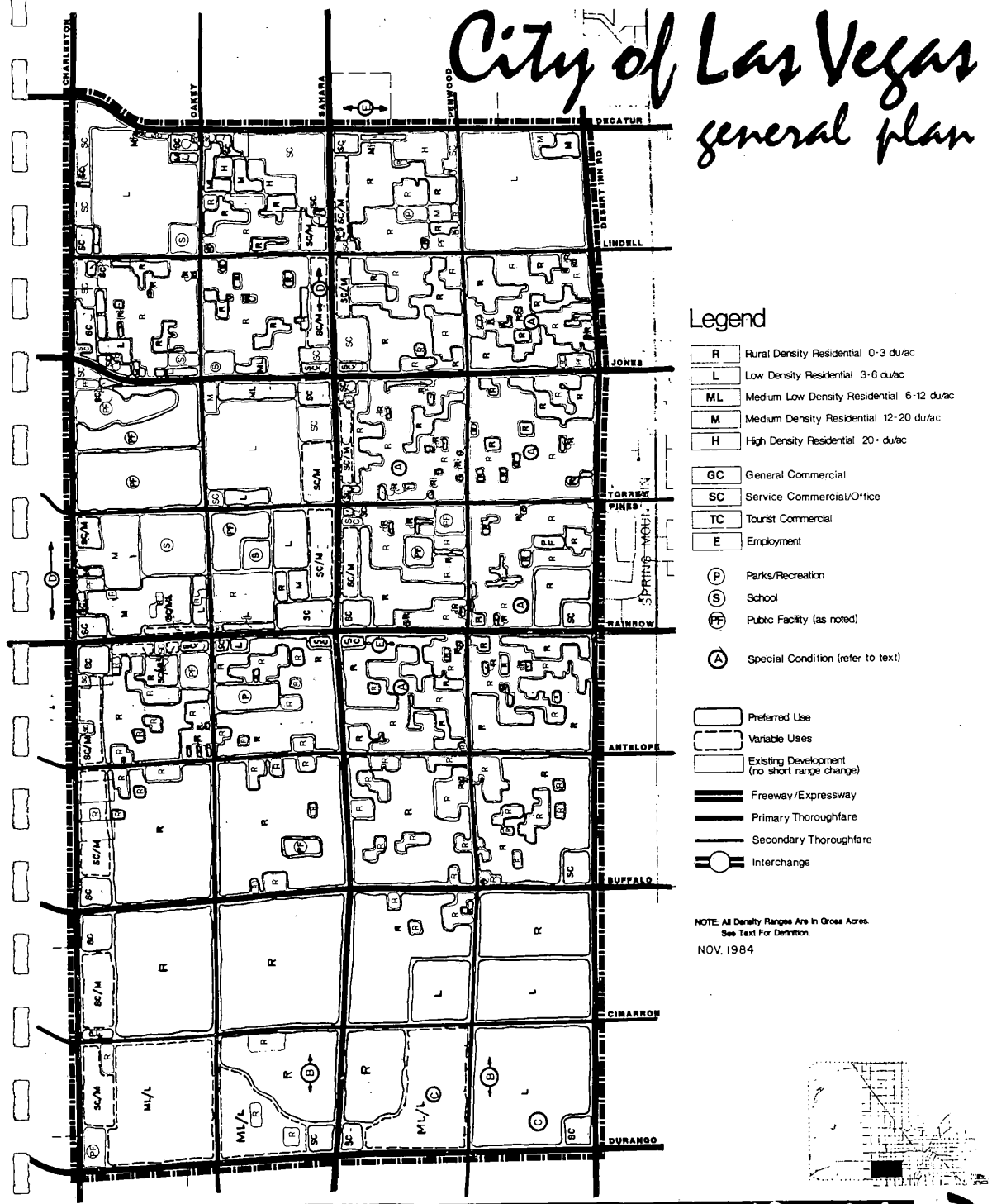
HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,489	No.	-0- %
b. Renter Occupied	475	No.	16.0 %
2. BATHROOMS			
a. 0 or 1/2	-0-	No.	-0- %
b. 1 or more	2,964	No.	100.0 %
3. KITCHEN FACILITIES			
a. Complete	3,255	No.	98.8 %
b. Not complete	41	No.	1.2 %
4. SEWAGE DISPOSAL			
a. Public	2,467	No.	74.8 %
b. All others	829	No.	25.2 %
5. AIR CONDITIONING			
a. None	18	No.	0.5 %
b. System Installed	3,278	No.	99.5 %
6. HEATING			
a. None	-0-	No.	-0- %
b. System Installed	3,296	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	23	No.	0.8 %
b. 1	560	No.	18.9 %
c. 2	1,199	No.	40.4 %
d. 3 or more	1,182	No.	39.9 %
8. UNITS IN STRUCTURE			
a. 1	2,597	No.	87.6 %
b. 2	22	No.	0.7 %
c. 3 and 4	120	No.	4.0 %
d. 5 or more	225	No.	7.6 %
e. Mobile Home	-0-	No.	-0- %
9. YEAR BUILT			
a. '70-'79	2,155	No.	72.7 %
b. '50-'69	803	No.	27.1 %
c. '49 or before	6	No.	0.2 %
10. BEDROOMS			
a. 0	-0-	No.	-0- %
b. 1	173	No.	5.8 %
c. 2	365	No.	12.3 %
d. 3 or more	2,426	No.	81.8 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	31	No.	1.2 %
b. $200-$349	297	No.	11.9 %
c. $350-$599	640	No.	25.7 %
d. $600 or more	1,144	No.	46.0 %
e. Median	660	No.	
12. RENTAL/MONTH			
a. Less than $200	-0-	No.	-0- %
b. $200-$299	51	No.	10.7 %
c. $300-$499	275	No.	57.9 %
d. $500 or more	113	No.	23.8 %
e. Median	440	No.	

CLV033247
2629

12857

City of Las Vegas general plan



Legend

- R — Rural Density Residential 0-3 du/ac
- L — Low Density Residential 3-6 du/ac
- ML — Medium Low Density Residential 6-12 du/ac
- M — Medium Density Residential 12-20 du/ac
- H — High Density Residential 20+ du/ac
- GC — General Commercial
- SC — Service Commercial/Office
- TC — Tourist Commercial
- E — Employment
- P — Parks/Recreation
- S — School
- PF — Public Facility (as noted)
- A — Special Condition (refer to text)
- Preferred Use
- Variable Uses
- Existing Development (no short range change)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Gross Acres. See Text For Definition.

NOV. 1984

THE PLANNING CENTER

Community Profile 7

CLV033248
2630

12858

COMMUNITY PROFILE NO. 8 (CP-8)

The following points are, where approximate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is suburban in character and is approximately 75% developed. Most of the remaining vacant land is located along thoroughfares as small to medium sized parcels. Over half of the vacant land in the northern portion of the profile is committed to a suburban use by recent zoning approvals.

(A) This profile area is predominantly in conventional single family use with a scattering of moderate density projects generally around the periphery of the community.

(B) The community enjoys excellent freeway access via Decatur Boulevard, Jones Boulevard and Rainbow/Lorenzi Boulevards.

(C) The primary commercial development for this profile is along Charleston and Decatur Boulevards.

CLV033249
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12859

COMMUNITY PROFILE NO. 8

DATA SUMMARY

A. Description

1. Boundaries: North - Vegas Drive
: East - Decatur Boulevard
: South - Charleston Boulevard
: West - Rainbow Boulevard/Gragson Highway

2. Size : 2,808.7 net acres

3. RPD : Urban and Suburban

B. Natural Features or Constraints

1. Topography - Generally flat with a gentle slope to the southeast.

2. Drainage - Flooding occurs on the Gragson Highway at the Rainbow Boulevard Interchange.

C. Existing Development/Improved Areas

1. 2,113.8 acres - 75.3%

2. Residential: 1,257.1 acres - 10,548 dwelling units
8.4 DU/Acre - gross average

3. Non-residential: 268.6 acres

D. Vacant Land

1. Total - 694.9 ac.

2. Subdivided - 11.8 ac.

E. Potential Development

1. Zoned for suburban uses and densities.

583.7 acres - 4,097 dwelling units
See Land Use Summary for details.

CLV033250
2632

12860

2. Subdivided for suburban uses and densities:

   11.8 acres - 87 dwelling units
   See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Analyze and evaluate means of reducing traffic friction along Charleston and Decatur Boulevards.
2. Document resolutions of intent and add to map and text.
3. Determine where special permits have been approved and record accordingly.
4. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.
5. Complete and implement applicable Flood Control Master Plan recommendations.

CLV033251
2633

12861

LAND USE SUMMARY

COMMUNITY PROFILE AREA 8 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1257.1 A.	44.8 %
Civic Uses	135.0 A.	4.8 %
Commercial Uses	133.6 A.	4.8 %
Industrial Uses	------ A.	----- %
Misc.	------ A.	----- %
Rights-of-Way	588.1 A.	20.9 %
Vacant Land	694.9 A.	24.7 %
TOTAL:	2808.7	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	6849	64.9%	1089.7	86.7%	6.3
Townhouse/Condo	676	6.4%	47.1	3.8%	14.4
Mobile Home	1	----	0.5	----	2.0
Multi-Family	3022	28.7%	119.8	9.5%	25.2
TOTAL:	10,548	100%	1257.1	100%	8.4

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	595.5A.	85.74
"CV" Zones	4.9A.	0.7%
"C" Zones	94.5A.	13.6%
"M" Zones		----
TOTAL:	694.9A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	90.7A.	96.0%
"C-2" Zones	3.8A.	4.0%
"P-R" Zones	----A.	-----%
Other	----A.	-----%
TOTAL:	94.5A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	120.9A.	2	241
R-1	227.0A.	5	1135
R-2	A.		
R-3	44.8A.	19	851
R-4	1.6A.	37	59
R-PD7	23.5A.	7	164
R-PD18	32.0A.	18	576
R-CL	133.9A.	8	1071
R-MHP	A.		
R	A.		
R	A.		
	A.		
TOT.	583.7A.		4097

VACANT SUBDIVIDED "R" LAND			LOTS/ UNITS	UNITS ACRE
R-E		A.		
R-1		A.		
R-3		A.		
R-PD7	3.9	A.	41	10.5
R-PD		A.		
R-CL	7.9	A.	46	5.8
R-MHP		A.		
R		A.		
R		A.		
		A.		
		A.		
		A.		
TOT.	11.8	A.	87	7.4

VACANT "R" LAND:	583.7 A.
VACANT SUBDIVIDED "R" LAND:	11.8 A.
TOTAL	595.5 A.

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12862

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 8 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	22,672	No.	
2.	RACE			
	A. White	21,287	No.	93.9 %
	B. Black	506	No.	2.2 %
	C. Spanish Origin	1,184	No.	5.2 %
3.	SEX			
	A. Male	11,388	No.	50.2 %
	B. Female	11,284	No.	49.8 %
4.	AGE			
	a. Under 5	1,495	No.	6.6 %
	b. 5-14	3,872	No.	17.1 %
	c. 15-59	15,270	No.	67.4 %
	d. 60-64	732	No.	3.2 %
	e. 65 or over	1,303	No.	5.7 %
5.	PERSONS PER HOUSEHOLD	2.85	No.	
6.	PERSONS PER FAMILY	3.37	No.	
7.	PERSONS IN GROUP QUARTERS	-0-	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	1,466	No.	18.5 %
	b. 2-4	5,279	No.	66.7 %
	c. 5 or more	1,164	No.	14.7 %
9.	MARITAL STATUS			
	a. Married	10,437	No.	46.0 %
	b. Single	6,868	No.	30.3 %
10.	NUMBER OF WORKERS IN FAM	5,642	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	10,415	No.	94.0 %
	b. Public Transit	222	No.	2.0 %
12.	SCHOOL ENROLLMENT			
	a. K-8	3,406	No.	0.43 NO/DU
	b. 9-12	1,837	No.	0.23 NO/DU
	c. 12 and over	746	No.	0.09 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	10,135	No.	44.7 %
	b. Different House	11,135	No.	49.1 %
	c. Same County	5,026	No.	22.2 %
	d. Out of County	6,109	No.	26.9 %

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12863

14. OCCUPATION

a. Managerial/Professional	2,178	No.	19.4 %
b. Technical/Sales/ Administrative	3,617	No.	32.2 %
c. Service	3,006	No.	26.7 %
d. Precision Production/ Crafts/Repair	1,410	No.	12.5 %
e. Operations/Fabricators/ Laborers	984	No.	8.8 %
f. All others	43	No.	0.4 %

15. EMPLOYMENT FIELD

a. Construction	964	No.	8.6 %
b. Manufacturing	422	No.	3.8 %
c. Transportation	407	No.	3.6 %
d. Communications/Utilities	426	No.	3.8 %
e. Wholesale Trade	327	No.	2.9 %
f. Retail Trade	2,005	No.	17.8 %
g. Finance Related	755	No.	6.7 %
h. Business & Repair Services	727	No.	6.5 %
i. Entertainment & Related	3,046	No.	27.1 %
j. Professional	1,446	No.	12.9 %
k. Government	664	No.	5.9 %

16. INCOME

a. Household

1) Less than $10,000	1,220	No.	15.3 %
2) More than $50,000	316	No.	4.0 %
3) Median	21,671	No.	
4) Mean	23,399	No.	

b. Unrelated Individuals

1) Less than $8,000	1,087	No.	39.6 %
2) More than $25,000	237	No.	8.6 %
3) Median	10,584	No.	
4) Mean	12,485	No.	

17. Household Income Type

a. With earnings	7,198	No.	90.5 %
b. With Social Security Pmts.	1,189	No.	15.0 %
c. With Public Asst. Pmts.	239	No.	3.0 %

18. Poverty Status (Persons)	1,194	No.	5.3 %

CLV033254
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12864

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	5,868	No.	73.8 %
b. Renter Occupied	2,083	No.	26.2 %
2. BATHROOMS			
a. 0 or 1/2	46	No.	0.6 %
b. 1 or more	7,905	No.	99.4 %
3. KITCHEN FACILITIES			
a. Complete	8,146	No.	99.4 %
b. Not complete	49	No.	0.6 %
4. SEWAGE DISPOSAL			
a. Public	8,141	No.	99.3 %
b. All others	54	No.	0.7 %
5. AIR CONDITIONING			
a. None	381	No.	4.6 %
b. System Installed	7,814	No.	95.4 %
6. HEATING			
a. None	-0-	No.	-0- %
b. System Installed	8,195	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	224	No.	2.8 %
b. 1	2,595	No.	32.6 %
c. 2	2,939	No.	37.0 %
d. 3 or more	2,193	No.	27.6 %
8. UNITS IN STRUCTURE			
a. 1	6,437	No.	81.0 %
b. 2	16	No.	0.2 %
c. 3 and 4	491	No.	6.2 %
d. 5 or more	995	No.	12.5 %
e. Mobile Home	12	No.	0.1 %
9. YEAR BUILT			
a. '70-'79	2,415	No.	30.4 %
b. '50-'69	5,493	No.	69.1 %
c. '49 or before	43	No.	0.5 %
10. BEDROOMS			
a. 0	40	No.	0.5 %
b. 1	727	No.	9.1 %
c. 2	1,353	No.	17.0 %
d. 3 or more	5,831	No.	73.3 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	214	No.	3.6 %
b. $200-$349	2,011	No.	34.3 %
c. $350-$599	1,993	No.	34.0 %
d. $600 or more	924	No.	14.0 %
e. Median	385	No.	
12. RENTAL/MONTH			
a. Less than $200	224	No.	10.8 %
b. $200-$299	347	No.	16.7 %
c. $300-$499	1,094	No.	52.5 %
d. $500 or more	359	No.	17.2 %
e. Median	365	No.	

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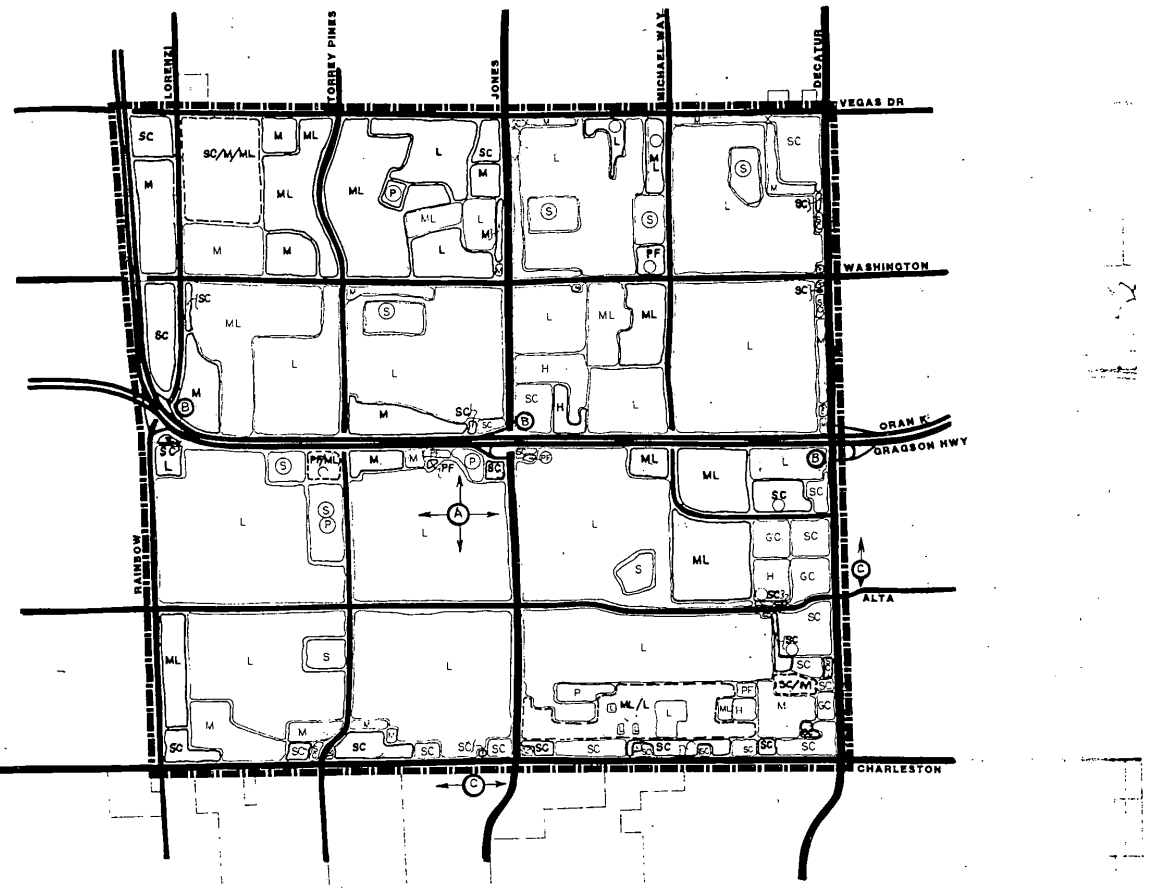
12865

City of Las Vegas
general plan



Legend

R	Rural Density Residential 0-3 du/ac
L	Low Density Residential 3-6 du/ac
ML	Medium Low Density Residential 6-12 du/ac
M	Medium Density Residential 12 20 du/ac
H	High Density Residential 20- du/ac
GC	General Commercial
SC	Service Commercial/Office
TC	Tourist Commercial
E	Employment

(P) Parks/Recreation
(S) School
(PF) Public Facility (as noted)
(A) Special Condition (refer to text)

Preferred Use
Variable Uses
Existing Development (no short range change)

Freeway/Expressway
Primary Thoroughfare
Secondary Thoroughfare
Interchange

NOTE: All Density Ranges Are In Gross Acres
See Text For Definition
OCT 1984

THE PLANNING CENTER

Community Profile 8

CLV033256
2638

12866

COMMUNITY PROFILE NO. 9 (CP-9)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is partially developed in a suburban character with a high proportion of the land area still vacant (81.1%). It is designated for suburban development.

(A) Most of the existing development consists of conventional single family subdivisions in the southerly fourth of the Community Profile.

(B) Some of the vacant land consists of infill parcels along Rainbow Boulevard, Charleston Boulevard and Westcliff Drive.

(C) The vast majority of vacant land is in large federal and private ownerships occupying the northerly two-thirds of the profile area.

(D) All of this Community Profile is in the short-range planning horizon, although it is recognized that only a small proportion of the vacant land area will develop by 1990.

(E) The most significant feature of this area is its strategic location between the existing urban concentration and the City's major expansion corridor to the west. This is already well underway with the Peccole Development immediately to the west. Existing development is less than a mile away from the eastern edge of Summa Corporation's Husite property. The General Plan envisions a planned development occurring on the Husite property. The intervening space, much of it in CP-9, will not be vacant in the future as suburban development rapidly links the areas.

(F) A proposed freeway extension westerly from the Oran K. Gragson Highway (Las Vegas Expressway) north of Westcliff Drive, highlights the fact that this area is pivotal in the westward extension of urban/suburban development.

(G) An amenity opportunity exists because of the proximity to Angel Park and regional bikeway along Charleston Boulevard.

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(H) The area subject to flooding along the west side of Gragson Highway south of Cheyenne needs to be protected from inundation by effective design of development on the property and upstream from it and by implementation of the applicable Flood Control Master Plan recommendations.

(I) The vast amount of Bureau of Land Management (BLM) land in the County affords the City an opportunity to pursue its existing program of obtaining sites for future public use purposes at low cost and well in advance of need. This program should be continued.

It should be recalled that the dominant citywide point of significance is this area's link to the west. The major point with respect to the community profile area itself is its existing and future role as a quality residential area with a generally suburban character. This accounts for the emphasis on consideration of impacts on single family residential areas in the design of new development.

The following tabulations further indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

CLV033258
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12868

COMMUNITY PROFILE NO. 9

DATA SUMMARY

A. Description

1. Boundaries: North - Cheyenne Avenue
: East - Oran K. Gragson Highway and Rainbow Boulevard
: South - Charleston Boulevard
: West - Durango Drive (extended)

2. Size : 4,858.5 net acres

3. RPD : Suburban

B. Natural Features or Constraints

1. Topography - gentle slope from west to east.

2. Drainage - Washes generally at Lake Mead, Washington and Westcliff; flooding for approximately one mile along west side of Gragson Highway.

3. Southerly portion is down-slope from Angel Park detention basin.

C. Existing Development/Improved Areas

1. 918.7 acres - 18.9%

2. Residential: 546.2 acres - 3332 dwelling units - 6.1 DU/Acre - gross average

3. Non-residential: 36.7 acres

D. Vacant Land

1. Total - 3939.8 ac.

2. Subdivided - 37.9

E. Potential Development

1. Zoned for suburban uses and densities:

3,885.7 acres - 8,274 dwelling units
See Land Use Summary for details.

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2. Subdivided for suburban uses and densities:

   37.9 acres - 327 dwelling units

3. 3780.5 acres of vacant R-E zoning is designated. That density is inappropriate for the long term character of this area.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See Population, Housing and Employment Summary.

H. Land Use - See attached Land Use Table.

I. Action Priorities

1. Protect major access corridor to the west between Westcliff Drive and Husite.
2. Insure that adequate water, sewer, and drainage facilities are planned and programmed to serve development to the west and protect necessary rights-of-way.
3. Preserve traffic carrying capacities of east/west routes as much as possible.
4. Confirm City acquisition of BLM parcels.
5. Undertake formal review of forthcoming Husite Plan for City implications as soon as it is available.
6. Document resolutions of intent and add to map and text.
7. Determine whether any special permits have been approved and record accordingly.
8. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

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LAND USE SUMMARY

COMMUNITY PROFILE AREA 9 (CP-9) DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	546.2 A.	11.3 %
Civic Uses	20.8 A.	0.4 %
Commercial Uses	15.9 A.	0.3 %
Industrial Uses	---- A.	---- %
Misc.	---- A.	---- %
Rights-of-Way	335.8 A.	6.9 %
Vacant Land	3939.8 A.	81.1 %
TOTAL:	4858.5	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	3124	93.8%	531.0	97.2%	5.9
Townhouse/Condo	208	6.2%	15.2	2.8%	13.7
Mobile Home	----	----	----	----	----
Multi-Family	----	----	----	----	----
TOTAL:	3332	100.0%	546.2	100.0%	6.1

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	3923.6A.	99.6%
"CV" Zones	------A.	-------
"C" Zones	16.2A.	0.4%
"M" Zones		-------
TOTAL:	3939.8A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	16.2A.	100 %
"C-2" Zones	----A.	---- %
"P-R" Zones	----A.	---- %
Other	----A.	---- %
TOTAL:	16.2A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	3780.5A.	2	7561
R-1	42.6A.	5	213
R-2	A.		
R-3	A.		
R-4	A.		
R-PD	A.		
R-CL	62.6A.	8	500
R-MHP	A.		
R	A.		
R	A.		
TOT.	3885.7A.		8274

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	6.5 A.	34	5.2
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	31.4 A.	293	9.3
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	37.9 A.	327	8.6

VACANT "R" LAND:	3885.7 A.
VACANT SUBDIVIDED "R" LAND:	37.9 A.
TOTAL	3923.6 A.

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POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 9 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	9,123	No.	
2.	RACE			
	A. White	8,285	No.	90.8 %
	B. Black	294	No.	3.2 %
	C. Spanish Origin	449	No.	4.9 %
3.	SEX			
	A. Male	4,585	No.	50.3 %
	B. Female	4,538	No.	49.7 %
4.	AGE			
	a. Under 5	773	No.	8.5 %
	b. 5-14	1,847	No.	20.2 %
	c. 15-59	6,107	No.	66.9 %
	d. 60-64	169	No.	1.9 %
	e. 65 or over	227	No.	2.5 %
5.	PERSONS PER HOUSEHOLD	3.42	No.	
6.	PERSONS PER FAMILY	3.42	No.	
7.	PERSONS IN GROUP QUARTERS	-0-	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	165	No.	6.2 %
	b. 2-4	1,941	No.	73.1 %
	c. 5 or more	548	No.	20.6 %
9.	MARITAL STATUS			
	a. Married	4,569	No.	94.8 %
	b. Single	1,934	No.	1.9 %
10.	NUMBER OF WORKERS IN FAM	2,327	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	4,274	No.	94.8 %
	b. Public Transit	86	No.	1.9 %
12.	SCHOOL ENROLLMENT			
	a. K-8	1,673	No.	0.63 NO/DU
	b. 9-12	649	No.	0.24 NO/DU
	c. 12 and over	342	No.	0.13 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	2,436	No.	20.2 %
	b. Different House	5,782	No.	63.4 %
	c. Same County	3,165	No.	34.7 %
	d. Out of County	2,618	No.	28.7 %

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14. OCCUPATION			
a. Managerial/Professional	914	No.	20.2 %
b. Technical/Sales/ Administrative	1,403	No.	30.9 %
c. Service	1,328	No.	29.3 %
d. Precision Production/ Crafts/Repair	530	No.	11.7 %
e. Operations/Fabricators/ Laborers	333	No.	7.3 %
f. All others	28	No.	0.6 %
15. EMPLOYMENT FIELD			
a. Construction	460	No.	10.1 %
b. Manufacturing	178	No.	3.9 %
c. Transportation	168	No.	3.7 %
d. Communications/Utilities	149	No.	3.3 %
e. Wholesale Trade	89	No.	2.0 %
f. Retail Trade	795	No.	17.5 %
g. Finance Related	251	No.	5.5 %
h. Business & Repair Services	204	No.	4.5 %
i. Entertainment & Related	1,257	No.	27.7 %
j. Professional	596	No.	13.1 %
k. Government	379	No.	8.4 %
16. INCOME			
a. Household			
1) Less than $10,000	139	No.	5.2 %
2) More than $50,000	120	No.	4.5 %
3) Median	26,012	No.	
4) Mean	27,427	No.	
b. Unrelated Individuals			
1) Less than $8,000	193	No.	32.8 %
2) More than $25,000	89	No.	15.1 %
3) Median	12,409	No.	
4) Mean	13,475	No.	
17. Household Income Type			
a. With earnings	2,597	No.	97.4 %
b. With Social Security Pmts.	235	No.	8.8 %
c. With Public Asst. Pmts.	35	No.	1.3 %
18. Poverty Status (Persons)	305	No.	3.3 %

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HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	2,356	No.	88.3 %
b. Renter Occupied	311	No.	11.7 %
2. BATHROOMS			
a. 0 or 1/2	28	No.	1.1 %
b. 1 or more	2,639	No.	98.9 %
3. KITCHEN FACILITIES			
a. Complete	2,780	No.	98.1 %
b. Not complete	53	No.	1.9 %
4. SEWAGE DISPOSAL			
a. Public	2,736	No.	96.6 %
b. All others	97	No.	3.4 %
5. AIR CONDITIONING			
a. None	17	No.	0.6 %
b. System Installed	2,826	No.	99.4 %
6. HEATING			
a. None	7	No.	0.2 %
b. System Installed	2,826	No.	99.8 %
7. VEHICLES AVAILABLE			
a. None	-0-	No.	-0- %
b. 1	528	No.	19.8 %
c. 2	1,056	No.	39.6 %
d. 3 or more	1,083	No.	40.6 %
8. UNITS IN STRUCTURE			
a. 1	2,564	No.	96.1 %
b. 2	-0-	No.	-0- %
c. 3 and 4	-0-	No.	-0- %
d. 5 or more	69	No.	2.6 %
e. Mobile Home	35	No.	1.3 %
9. YEAR BUILT			
a. '70-'79	2,262	No.	84.8 %
b. '50-'69	395	No.	14.8 %
c. '49 or before	10	No.	0.4 %
10. BEDROOMS			
a. 0	-0-	No.	-0- %
b. 1	58	No.	2.2 %
c. 2	83	No.	3.1 %
d. 3 or more	2,526	No.	94.7 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	10	No.	0.4 %
b. $200-$349	197	No.	8.4 %
c. $350-$599	1,090	No.	46.3 %
d. $600 or more	816	No.	34.6 %
e. Median	582	No.	
12. RENTAL/MONTH			
a. Less than $200	5	No.	1.6 %
b. $200-$299	-0-	No.	-0- %
c. $300-$499	33	No.	10.6 %
d. $500 or more	214	No.	68.8 %
e. Median	496	No.	

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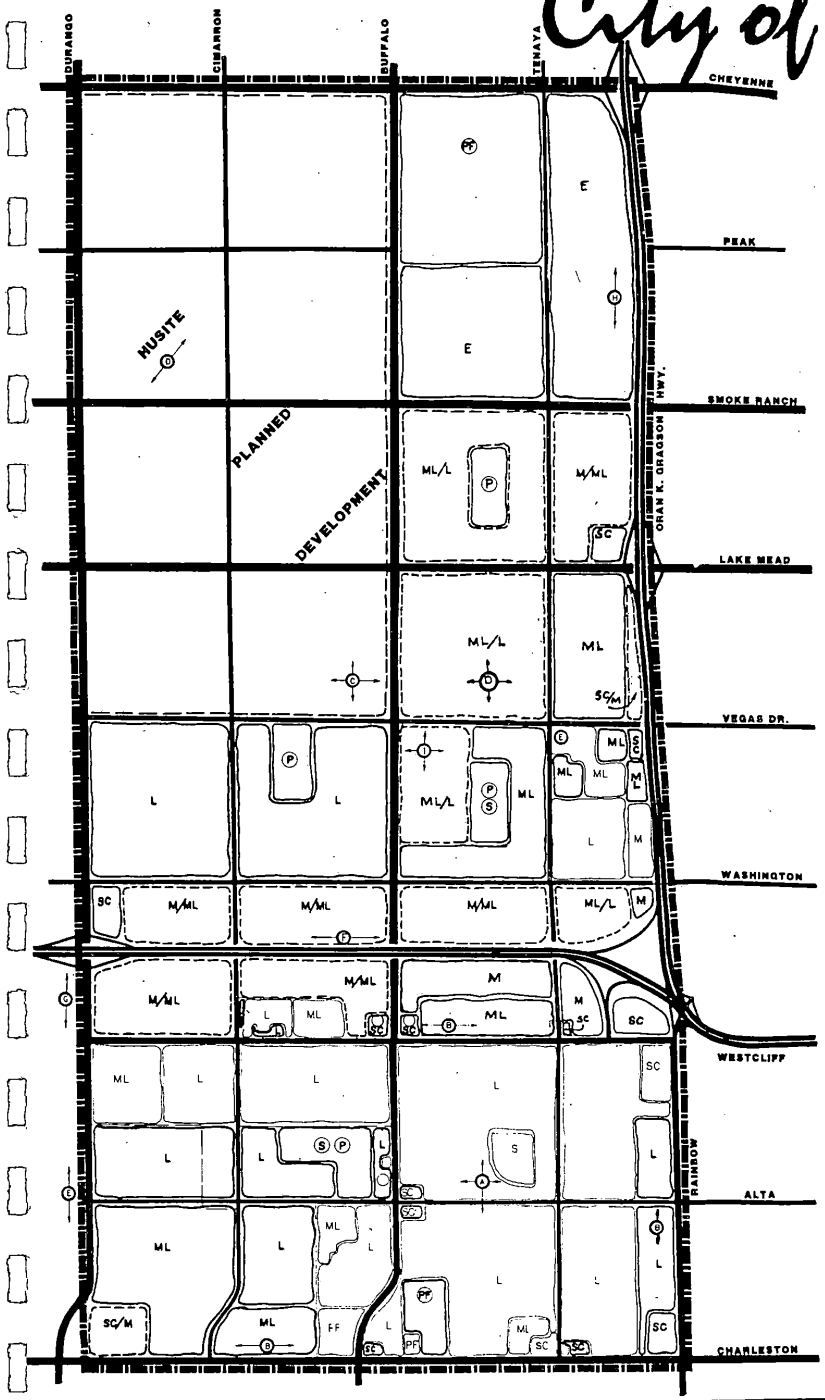
City of Las Vegas general plan



Legend

- R — Rural Density Residential 0-3 du/ac
- L — Low Density Residential 3-6 du/ac
- ML — Medium Low Density Residential 6-12 du/ac
- M — Medium Density Residential 12-20 du/ac
- H — High Density Residential 20+ du/ac
- GC — General Commercial
- SC — Service Commercial/Office
- TC — Tourist Commercial
- E — Employment
- (P) Parks/Recreation
- (S) School
- (PF) Public Facility (as noted)
- (A) Special Condition (refer to text)
- Preferred Use
- Variable Uses
- Existing Development (no short range change)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Gross Acres See Text For Definition.

NOV. 1984

THE PLANNING CENTER

Community Profile 9

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COMMUNITY PROFILE NO. 10 (CP-10)

This area is slightly over half developed in a variety of urban, suburban and rural uses, with 48.1% of the land areas still vacant. It is designated for suburban and rural development.

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

(A) The vacant land is generally scattered throughout the area, with every quarter section evidencing some vacant parcels. The westerly portion of CP-10, generally between the Gragson Highway and Torrey Pines Drive, differs from this pattern in that it is almost totally vacant: less than 15% is developed.

(B) A portion in the northwest of this profile area is in federal ownership.

(C) The central portion of CP-10, generally between Decatur and Torrey Pines is influenced in the short run mainly by existing uses.

(D) The periphery of the profile area is influenced mainly by the Rancho Drive and Gragson Highway transportation corridors extending to the north.

Hence, the short-range land use pattern is aimed at preserving as much as possible the residential enclaves in the central portion of the community, intensifying land uses along the dominant transportation routes and shaping commercial uses to reduce strip commercial potential along the thoroughfares.

(E) A special condition affecting this area is the overflight zone related to the North Las Vegas air terminal. The thrust of land use proposals in CP-10 is to reduce as much as possible the number of residential inhabitants regularly exposed to aircraft noise and hazard by designating employment and very low density uses.

(F) There is a long, narrow area subject to flooding along Rancho Drive. This condition must be mitigated by general flood control improvements outside the property involved as well as site improvements as the land develops or redevelops.

The most significant feature of this area is its transitional role in both north/south and east/west directions. In the north/south axis it represents a less intense mixed use character that the more completely suburban development to the south. Yet it is generally more intensive in use than the area along

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Rancho Drive to the north. At the same time, it serves as a transition area between a predominantly industrial sector of the City of North Las Vegas to the east and the relatively low density pattern anticipated to the west in CP-9.

(G) There is potential for a sub-regional shopping center in the vicinity of Gragson Highway and Lake Mead Boulevard.

A development factor that is a particular complication in this community profile is the very irregular pattern of the City/County boundary line. This makes continuity of development policy very difficult. The situation would be considerably eased if county islands and penninsulas could become part of the City.

The following tabulations further indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

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COMMUNITY PROFILE NO. 10

DATA SUMMARY

A. Description

1. Boundaries: North - Cheyenne Avenue
: East - Rancho Drive
: South - Vegas Drive
: West - Oran K. Gragson Highway

2. Size : 3,337.8 net acres

3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - gentle slope from west to east.

2. Drainage - Surface streets primarily; flooding along entire west side of Rancho Drive.

C. Existing Development/Improved Areas

1. 1731.6 acres - 51.9%

2. Residential: 1071.2 acres - 5652 dwelling units
5.3 DU/Acre - gross average

3. Non-residential: 124.4 acres

D. Vacant Land

1. Total - 1606.2 ac.

2. Subdivided - 124.4

E. Potential Development

1. Zoned for suburban and rural uses and densities:

1319.0 acres - 5,460 dwelling units
See Land Use Summary for details.

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2. Subdivided for suburban uses and densities:

   124.4 acres - 753 dwelling units

3. 1048.3 acres of R-E zoning is designated. That density is inappropriate for the long term character of much of this area.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See Population, Housing and Employment Summary.

H. Land Use - See attached Land Use Table.

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for area along Rancho Drive.
2. Proceed with annexation areas to eliminate islands and irregular boundaries.
3. Pursue state legislative changes to permit annexing of County islands and to eliminate irregular boundaries which make it difficult to develop the area in a logical fashion.
4. Evaluate the neighborhood in the vicinity of Vegas Drive and Rancho Drive to reconcile mixed use conflicts.
5. Document resolutions of intent and add to map and text.
6. Determine where special permits have been approved and record accordingly.
7. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

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LAND USE SUMMARY

COMMUNITY PROFILE AREA 10 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES		% OF AREA
Residential Uses	1071.2	A.	32.1 %
Civic Uses	73.0	A.	2.2 %
Commercial Uses	50.7	A.	1.5 %
Industrial Uses	----	A.	---- %
Misc.	0.7	A.	---- %
Rights-of-Way	536.0	A.	16.1 %
Vacant Land	1606.2	A.	48.1 %
TOTAL:	3337.8		100.0 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	4131	73.1%	974.5	91.0%	4.2
Townhouse/Condo	583	10.3%	37.4	3.5%	15.6
Mobile Home	38	0.7%	8.4	0.8%	4.5
Multi-Family	900	15.9%	50.9	4.7%	17.7
TOTAL:	5652	100.0%	1071.2	100.0%	5.3

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	1443.4A.	89.9%
"CV" Zones	------A.	-------
"C" Zones	162.8A.	10.1%
"M" Zones	------A	-----%
TOTAL:	1606.2A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	54.8A.	33.7%
"C-2" Zones	108.0A.	66.3%
"P-R" Zones	----A.	------%
Other	----A.	------%
TOTAL:	162.8A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	1048.3A.	2	2096
R-1	53.0A.	5	265
R-2	0.7A.	10	7
R-3	104.6A.	19	1987
R-4	2.9A.	37	107
R-PD2	4.0A.	2	8
R-PD8	1.4A.	8	11
R-PD11	1.3A.	11	14
R-PD14	30.4A.	14	425
R-D	46.9A.	3	140
R-PD9	1.6A.	9	14
R-PD10	10.5A.	10	105
R-PD21	13.4A.	21	281
TOT.	1319.0A.		5460

VACANT SUBDIVIDED "R" LAND			LOTS/ UNITS	UNITS ACRE
R-E	22.1	A.	52	2.4
R-1	27.3	A.	158	5.8
R-3	3.3	A.	72	21.8
R-PD2	32.1	A.	80	2.5
R-PD10	0.7	A.	5	7.1
R-CL	10.2	A.	78	7.6
R-MHP		A.		
R-PD8	28.7	A.	308	10.7
R		A.		
		A.		
		A.		
		A.		
		A.		
TOT.	124.4	A.	753	6.1

VACANT "R" LAND:	1319.0 A.
VACANT SUBDIVIDED "R" LAND:	124.4 A.
TOTAL	1443.4 A.

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POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 10 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	15,374	No.	
2.	RACE			
	A. White	14,353	No.	93.4 %
	B. Black	554	No.	3.6 %
	C. Spanish Origin	818	No.	5.3 %
3.	SEX			
	A. Male	7,593	No.	49.4 %
	B. Female	7,781	No.	50.6 %
4.	AGE			
	a. Under 5	1,191	No.	7.7 %
	b. 5-14	2,519	No.	16.4 %
	c. 15-59	10,460	No.	68.0 %
	d. 60-64	458	No.	3.0 %
	e. 65 or over	746	No.	4.9 %
5.	PERSONS PER HOUSEHOLD	2.81	No.	
6.	PERSONS PER FAMILY	3.22	No.	
7.	PERSONS IN GROUP QUARTERS	27	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	1,013	No.	18.0 %
	b. 2-4	3,946	No.	70.1 %
	c. 5 or more	670	No.	11.9 %
9.	MARITAL STATUS			
	a. Married	7,704	No.	50.1 %
	b. Single	3,960	No.	25.8 %
10.	NUMBER OF WORKERS IN FAM	4,044	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	7,510	No.	94.7 %
	b. Public Transit	123	No.	1.6 %
12.	SCHOOL ENROLLMENT			
	a. K-8	2,186	No.	0.40 NO/DU
	b. 9-12	990	No.	0.18 NO/DU
	c. 12 and over	692	No.	0.13 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	4,247	No.	27.6 %
	b. Different House	9,813	No.	63.8 %
	c. Same County	5,666	No.	36.9 %
	d. Out of County	4,147	No.	27.0 %

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14. OCCUPATION			
a. Managerial/Professional	1,856	No.	23.1 %
b. Technical/Sales/ Administrative	2,560	No.	31.8 %
c. Service	1,929	No.	24.0 %
d. Precision Production/ Crafts/Repair	1,143	No.	14.2 %
e. Operations/Fabricators/ Laborers	545	No.	6.8 %
f. All others	15	No.	0.2 %
15. EMPLOYMENT FIELD			
a. Construction	703	No.	8.7 %
b. Manufacturing	368	No.	4.6 %
c. Transportation	335	No.	4.2 %
d. Communications/Utilities	333	No.	4.1 %
e. Wholesale Trade	257	No.	3.2 %
f. Retail Trade	1,328	No.	16.5 %
g. Finance Related	530	No.	6.6 %
h. Business & Repair Services	412	No.	5.1 %
i. Entertainment & Related	2,127	No.	26.4 %
j. Professional	1,064	No.	13.2 %
k. Government	533	No.	6.6 %
16. INCOME			
a. Household			
1) Less than $10,000	862	No.	15.8 %
2) More than $50,000	299	No.	5.5 %
3) Median	20,136	No.	
4) Mean	23,275	No.	
b. Unrelated Individuals			
1) Less than $8,000	738	No.	3.7 %
2) More than $25,000	196	No.	10.0 %
3) Median	10,366	No.	
4) Mean	11,431	No.	
17. Household Income Type			
a. With earnings	5,171	No.	94.5 %
b. With Social Security Pmts.	758	No.	13.9 %
c. With Public Asst. Pmts.	134	No.	2.5 %
18. Poverty Status (Persons)	850	No.	5.5 %

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HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	3,907	No.	71.4 %
b. Renter Occupied	1,563	No.	28.6 %
2. BATHROOMS			
a. 0 or 1/2	11	No.	0.2 %
b. 1 or more	5,459	No.	99.8 %
3. KITCHEN FACILITIES			
a. Complete	5,809	No.	99.7 %
b. Not complete	15	No.	0.3 %
4. SEWAGE DISPOSAL			
a. Public	5,020	No.	86.2 %
b. All others	804	No.	13.8 %
5. AIR CONDITIONING			
a. None	86	No.	1.5 %
b. System Installed	5,738	No.	98.5 %
6. HEATING			
a. None	5	No.	0.1 %
b. System Installed	5,819	No.	99.9 %
7. VEHICLES AVAILABLE			
a. None	168	No.	3.1 %
b. 1	1,539	No.	28.1 %
c. 2	2,227	No.	40.7 %
d. 3 or more	1,536	No.	28.1 %
8. UNITS IN STRUCTURE			
a. 1	4,081	No.	74.6 %
b. 2	80	No.	1.5 %
c. 3 and 4	704	No.	12.9 %
d. 5 or more	579	No.	10.6 %
e. Mobile Home	26	No.	0.5 %
9. YEAR BUILT			
a. '70-'79	3,260	No.	59.6 %
b. '50-'69	2,119	No.	38.7 %
c. '49 or before	91	No.	1.7 %
10. BEDROOMS			
a. 0	73	No.	1.3 %
b. 1	385	No.	7.0 %
c. 2	1,462	No.	26.7 %
d. 3 or more	3,550	No.	64.9 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	39	No.	1.0 %
b. $200-$349	602	No.	15.4 %
c. $350-$599	1,736	No.	44.4 %
d. $600 or more	976	No.	25.0 %
e. Median	508	No.	
12. RENTAL/MONTH			
a. Less than $200	39	No.	1.0 %
b. $200-$349	602	No.	15.4 %
c. $350-$599	1,736	No.	44.4 %
d. $600 or more	976	No.	25.0 %
e. Median	508	No.	

CLV033273
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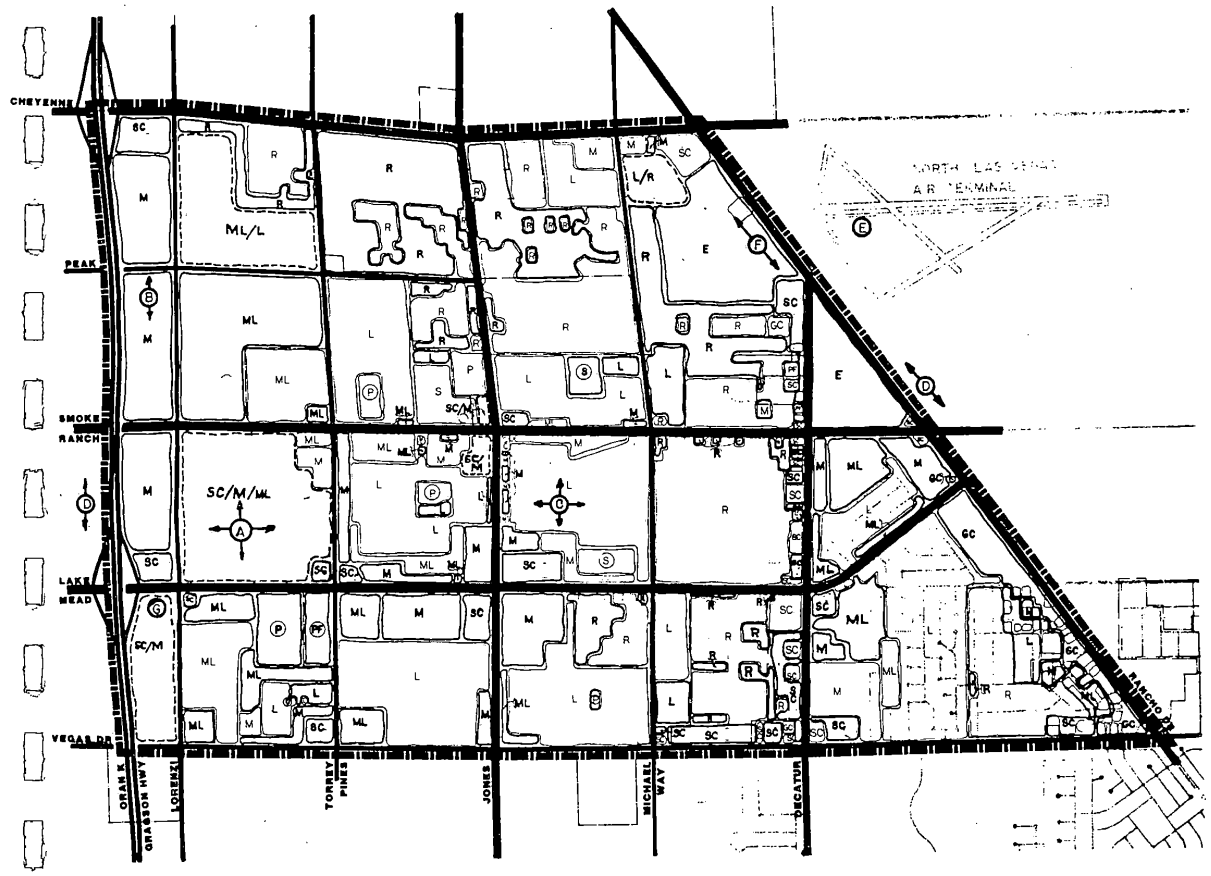
City of Las Vegas
general plan

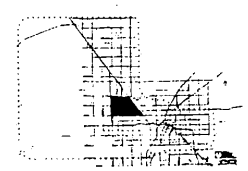


Legend

- R — Rural Density Residential 0-3 du/ac
- L — Low Density Residential 3-6 du/ac
- ML — Medium Low Density Residential 6-12 du/ac
- M — Medium Density Residential 12-20 du/ac
- H — High Density Residential 20+ du/ac
- GC — General Commercial
- SC — Service Commercial/Office
- TC — Tourist Commercial
- E — Employment
- P — Parks/Recreation
- S — School
- PF — Public Facility (as noted)
- A — Special Condition (refer to text)
- Preferred Use
- Variable Uses
- Existing Development (no short range change)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Gross Acres. See Text For Definition.

NOV. 1984



THE PLANNING CENTER

Community Profile 10

CLV033274
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12884

COMMUNITY PROFILE NO. 11 (CP-11)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is 66% undeveloped with those uses presently developed characterized by scattered rural and suburban residential neighborhoods. It is designated for partially rural and partially suburban development.

(A) The dominant physical feature of this profile is the convergence within it of two major access routes: Gragson Highway and Rancho Drive. The future method of connecting these two routes will have significant impacts on land use potential in their vicinity.

(B) There are several existing developed and partially developed rural enclaves throughout the community and the plan attempts to preserve those living environments while still achieving a variety of development densities and intensities related to the excellent circulation access.

The following tabulations further indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

CLV033275
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COMMUNITY PROFILE NO. 11

DATA SUMMARY

A. Description

1. Boundaries: North - Ann Road
: East - Rancho Drive
: South - Cheyenne Avenue
: West - Buffalo Drive

2. Size : 2,896.7 net acres

3. RPD : Suburban and Rural

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.

2. Drainage - Extensive areas subject to flooding along entire west side of Oran K. Gragson Highway and Rancho Drive, as well as in an east/west direction generally along Gowan Road.

C. Existing Development/Improved Areas

1. 985.5 acres - 34%

2. Residential: 483.0 acres - 1,855 dwelling units
3.8 DU/Acre - gross average

3. Non-residential: 40.0 acres

D. Vacant Land

1. Total - 1,911.2 ac.

2. Subdivided - 86.1 ac.

E. Potential Development

1. Zoned for suburban and rural uses and densities:

1645.3 acres - 6,129 dwelling units
See Land Use Summary for details.

CLV033276
2658

12886

2. Subdivided for suburban uses and densities:

   86.1 acres - 581 dwelling units
   See Land Use Summary for details.

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations for the entire area.

2. Work with the State Department of Transportation to develop a Gragson Highway/Rancho Drive interchange design which will provide direct local thoroughfare access for traffic in both directions (thus facilitating intensified development between Craig Road and Ann Road.

3. Continue the process of obtaining designated Bureau of Land Management parcels.

4. Document resolutions of intent and add to map and text.

5. Determine where special permits have been approved and record accordingly.

6. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

CLV033277
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LAND USE SUMMARY

COMMUNITY PROFILE AREA 11 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES		% OF AREA	
Residential Uses	483.0	A.	16.6	%
Civic Uses	23.1	A.	0.8	%
Commercial Uses	16.9	A.	0.6	%
Industrial Uses	-----	A.	----	%
Misc.	-----	A.	----	%
Rights-of-Way	462.5	A.	16.0	%
Vacant Land	1911.2	A.	66.0	%
TOTAL:	2896.7		100	%

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	1300	70.1%	384.3	79.6%	3.4
Townhouse/Condo	----	----	----	----	---
Mobile Home	399	21.5%	91.3	18.9%	4.4
Multi-Family	156	8.4%	7.4	1.5%	21.1
TOTAL:	1855	100%	483.0	100%	3.8

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	1731.4A.	90.6%
"CV" Zones	------A.	----
"C" Zones	179.8A.	9.4%
"M" Zones	------	----
TOTAL:	1911.2A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	28.3A.	15.7%
"C-2" Zones	151.5A.	84.3%
"P-R" Zones	------A.	----%
Other	-----A.	----%
TOTAL:	179.8A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-3	1321.1A.	2	2642
R-1	81.5A.	5	407
R-2	3.6A.	10	36
R-3	38.2A.	19	725
R-4	2.5A.	37	92
R-PD6	13.9A.	6	83
R-PD9	15.7A.	9	141
R-CL	89.5A.	8	716
R-PD20	34.9A.	20	698
R-D	2.6A.	3	7
R-PD14	17.2A.	14	240
R-PD18	24.6A.	18	442
TOT.	1645.3A.		6129

VACANT SUBDIVIDED "R" LAND			LOTS/ UNITS	UNITS ACRE
R-E	2.8	A.	5	1.8
R-1	39.3	A.	219	5.6
R-3	1.1	A.	24	21.8
R-PD6	12.4	A.	97	7.8
R-PD		A.		
R-CL	26.4	A.	224	8.5
R-MHP		A.		
R-D	4.1	A.	12	2.9
R		A.		
		A.		
		A.		
		A.		
TOT.	86.1	A.	581	6.7

VACANT "R" LAND:	1645.3	A.
VACANT SUBDIVIDED "R" LAND:	86.1	A.
TOTAL	1731.4	A.

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12888

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 11 & 15 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	3,584 No.	
2.	RACE		
	A. White	3,377 No.	94.2 %
	B. Black	112 No.	3.1 %
	C. Spanish Origin	153 No.	4.3 %
3.	SEX		
	A. Male	1,811 No.	50.5 %
	B. Female	1,773 No.	49.5 %
4.	AGE		
	a. Under 5	285 No.	8.0 %
	b. 5-14	554 No.	15.5 %
	c. 15-59	2,370 No.	66.1 %
	d. 60-64	86 No.	2.4 %
	e. 65 or over	286 No.	8.0 %
5.	PERSONS PER HOUSEHOLD	3.29 No.	
6.	PERSONS PER FAMILY	3.36 No.	
7.	PERSONS IN GROUP QUARTERS	201 No.	
8.	PERSONS IN HOUSEHOLD		
	a. 1	77 No.	7.0 %
	b. 2-4	841 No.	76.9 %
	c. 5 or more	175 No.	16.0 %
9.	MARITAL STATUS		
	a. Married	1,908 No.	53.2 %
	b. Single	815 No.	22.7 %
10.	NUMBER OF WORKERS IN FAM	907 No.	
11.	TRIP TO WORK		
	a. Private Vehicle	1,604 No.	93.9 %
	b. Public Transit	16 No.	0.9 %
12.	SCHOOL ENROLLMENT		
	a. K-8	492 No.	0.48 NO/DU
	b. 9-12	174 No.	0.17 NO/DU
	c. 12 and over	143 No.	0.14 NO/DU
13.	RESIDENCE IN 1975		
	a. Same House	851 No.	23.7 %
	b. Different House	2,475 No.	69.1 %
	c. Same County	1,563 No.	43.6 %
	d. Out of County	912 No.	25.4 %

CLV033279
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12889

14. OCCUPATION			
a. Managerial/Professional	323	No.	18.5 %
b. Technical/Sales/ Administrative	499	No.	28.6 %
c. Service	362	No.	20.8 %
d. Precision Production/ Crafts/Repair	328	No.	18.8 %
e. Operations/Fabricators/ Laborers	224	No.	12.9 %
f. All others	6	No.	0.3 %
15. EMPLOYMENT FIELD			
a. Construction	250	No.	14.4 %
b. Manufacturing	145	No.	8.3 %
c. Transportation	41	No.	2.4 %
d. Communications/Utilities	63	No.	3.6 %
e. Wholesale Trade	31	No.	1.8 %
f. Retail Trade	255	No.	14.6 %
g. Finance Related	84	No.	4.8 %
h. Business & Repair Services	108	No.	6.2 %
i. Entertainment & Related	387	No.	22.2 %
j. Professional	245	No.	14.1 %
k. Government	125	No.	7.2 %
16. INCOME			
a. Household			
1) Less than $10,000	101	No.	9.8 %
2) More than $50,000	113	No.	11.0 %
3) Median	23,547	No.	
4) Mean	24,701	No.	
b. Unrelated Individuals			
1) Less than $8,000	92	No.	34.3 %
2) More than $25,000	36	No.	2.1 %
3) Median	12,320	No.	
4) Mean	13,208	No.	
17. Household Income Type			
a. With earnings	1,028	No.	100.0 %
b. With Social Security Pmts.	146	No.	14.2 %
c. With Public Asst. Pmts.	31	No.	3.0 %
18. Poverty Status (Persons)	186	No.	5.2 %

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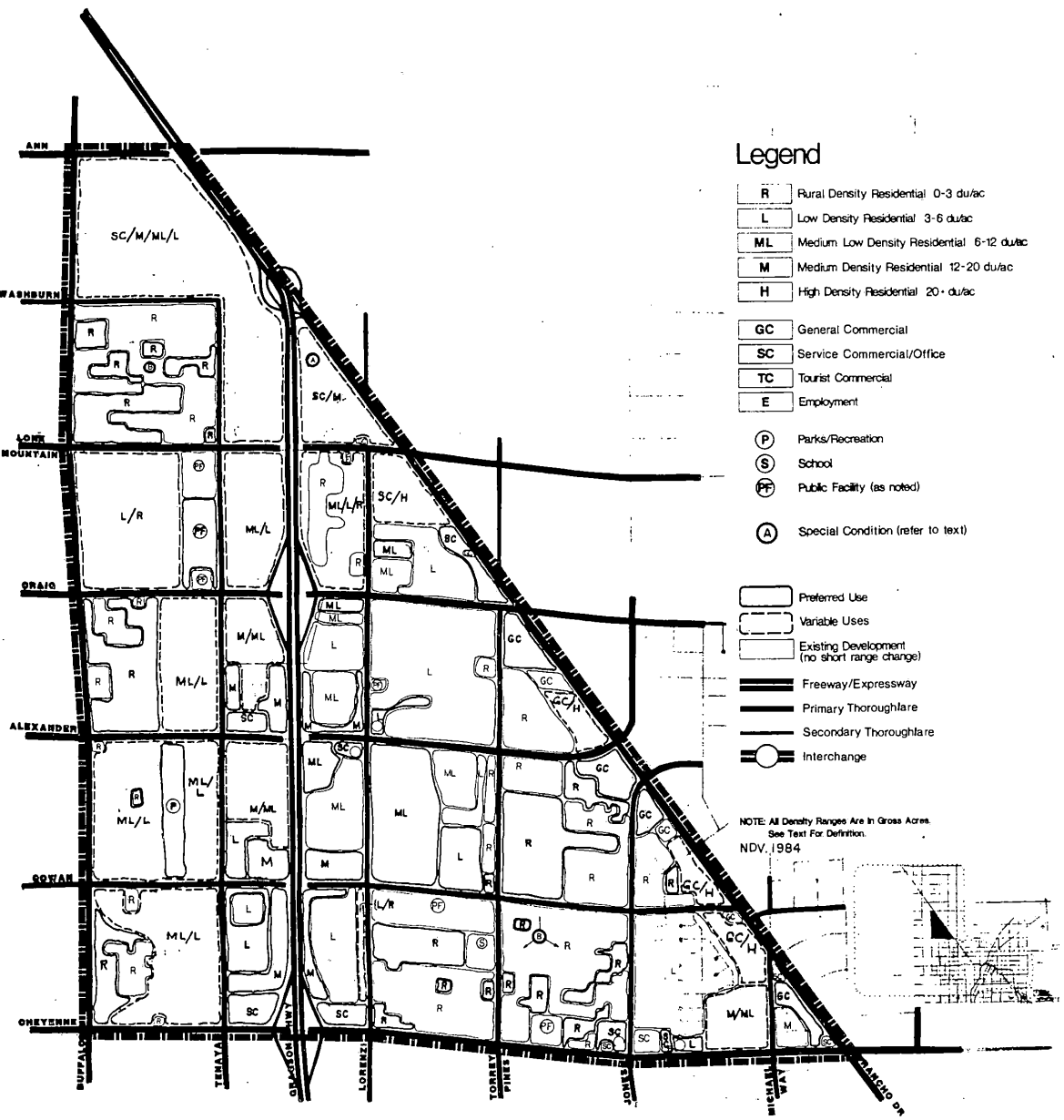
HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	943	No.	91.7 %
b. Renter Occupied	85	No.	8.3 %
2. BATHROOMS			
a. 0 or 1/2	4	No.	0.4 %
b. 1 or more	1,024	No.	99.6 %
3. KITCHEN FACILITIES			
a. Complete	1,145	No.	100.0 %
b. Not complete	-0-	No.	-0- %
4. SEWAGE DISPOSAL			
a. Public	796	No.	69.5 %
b. All others	349	No.	30.5 %
5. AIR CONDITIONING			
a. None	29	No.	2.5 %
b. System Installed	1,116	No.	97.5 %
6. HEATING			
a. None	-0-	No.	-0- %
b. System Installed	1,145	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	11	No.	1.1 %
b. 1	178	No.	17.3 %
c. 2	345	No.	33.6 %
d. 3 or more	494	No.	48.1 %
8. UNITS IN STRUCTURE			
a. 1	684	No.	66.5 %
b. 2	-0-	No.	-0- %
c. 3 and 4	11	No.	1.1 %
d. 5 or more	9	No.	0.9 %
e. Mobile Home	324	No.	31.5 %
9. YEAR BUILT			
a. '70-'79	852	No.	82.9 %
b. '50-'69	167	No.	16.2 %
c. '49 or before	9	No.	0.9 %
10. BEDROOMS			
a. 0	4	No.	0.4 %
b. 1	9	No.	0.9 %
c. 2	246	No.	23.9 %
d. 3 or more	769	No.	74.8 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	-0-	No.	-0- %
b. $200-$349	34	No.	3.6 %
c. $350-$599	223	No.	23.6 %
d. $600 or more	316	No.	33.5 %
e. Median	594	No.	
12. RENTAL/MONTH			
a. Less than $200	4	No.	4.7 %
b. $200-$299	13	No.	15.3 %
c. $300-$499	30	No.	35.3 %
d. $500 or more	17	No.	20.0 %
e. Median	436	No.	

CLV033281
2663

12891

City of Las Vegas
general plan



THE PLANNING CENTER

Community Profile 11

CLV033282
2664

12892

COMMUNITY PROFILE NO. 12

A major portion of this Community Profile is located in the long-range planning area in the General Plan. This profile is virtually all rural or vacant. It is established in the Community Profile system now as a placeholder for later detailing and refinement as development occurs. In the meantime, rural residential uses are recommended except in the south central portion of the profile in the vicinity of Rancho Drive.

As a basis for planning of thoroughfares and downslope utility systems, particularly sewer lines and drainage facilities, it is recommended that an average of 3 dwelling units per acre be used as the planning factor for this profile except for those areas designated for suburban uses. That will allow for the predominantly rural character to prevail, but provide for some eventual intensification near major transportation routes.

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

(A) Commercial zoning exits on both sides of Rancho Drive. As development plans occur it is recommended that the pattern of uses be adjusted to conform more appropriately to property line configurations.

(B) Adequate transition areas should be provided between the suburban and rural areas.

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12893

COMMUNITY PROFILE NO. 12

DATA SUMMARY

A. Description

1. Boundaries: North - Moccasin Road
: East - Decatur Boulevard
: South - Cheyenne Avenue
: West - Hualpai Way

2. Size : 25,294.4 net acres

3. RPD : Rural and Suburban

B. Natural Features or Constraints

1. Topography - Gentle to moderate sloping to the southeast.

2. Drainage - Flooding problems in the eastern half of the area.

C. Existing Development/Improved Areas

1. 3297.4 acres - 13.0%

2. Residential: 1382.1 - 1006 dwelling units.
0.7 DU/Acre - gross average

3. Non-residential: 958.3 acres

D. Vacant Land

1. Total - 21,997.0 ac.

2. Subdivided - none

E. Potential Development

1. Zoned for rural uses and densities:

21,345.0 acres - 42,690 dwelling units
See Land Use Summary for details.

2. Subdivided for rural uses and densities:
None

CLV033284
2666

12894

F. Population Characteristics

See attached Population, Housing and Employment Summary.

G. Housing

See attached Population, Housing and Employment Summary.

H. Land Use - See attached table

I. Action Priorities

1. Complete and implement Flood Control Master Plan recommendations in phases geared to anticipated development or as necessary to protect downslope properties.

2. Continue the process of obtaining designated Bureau of Land Management parcels.

3. Document resolutions of intent as they may occur and add to map or text.

4. Determine where special permits have been approved and record accordingly.

5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise acconted for in the General Plan.

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LAND USE SUMMARY

COMMUNITY PROFILE AREA 12 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	1382.1 A.	5.4 %
Civic Uses	625.3 A.	2.5 %
Commercial Uses	58.0 A.	0.2 %
Industrial Uses	------ A.	--- %
Misc.	275.0 A.	1.1 %
Rights-of-Way	957.0 A.	3.8 %
Vacant Land	21,997.0 A.	87.0 %
TOTAL:	25,294.4	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	823	81.8%	1215.2	87.9%	0.7
Townhouse/Condo	---	----	------	----	---
Mobile Home	183	18.2%	166.9	12.1%	1.1
Multi-Family	---	----	------	----	---
TOTAL:	1006	100%	1382.1	100%	0.7

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	21,345.0A.	97.0%
"CV" Zones	--------A.	----
"C" Zones	652.0A.	3.0%
"M" Zones	--------A.	----
TOTAL:	21,997.0 A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	-----A.	---
"C-2" Zones	652.0A.	100 %
"P-R" Zones	-----A.	--- %
Other	-----A.	--- %
TOTAL:	652.0A.	100%

VACANT "R" LAND		UNITS PER ACRE	POSSIBLE UNITS
R-E	21,345.0A.	2	42,690
R-1	A.		
R-2	A.		
R-3	A.		
R-4	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
TOT.	21,345.0A.		42,690

VACANT SUBDIVIDED "R" LAND		LOTS/ UNITS	UNITS ACRE
R-E	A.		
R-1	A.		
R-3	A.		
R-PD	A.		
R-PD	A.		
R-CL	A.		
R-MHP	A.		
R	A.		
R	A.		
	A.		
	A.		
	A.		
TOT.	A.		

VACANT "R" LAND: 21,345.0 A.

VACANT SUBDIVIDED "R" LAND: -------- A.

TOTAL 21,345.0 A.

CLV033286
2668

12896

POPULATION, HOUSING AND EMPLOYMENT
SUMMARY

COMMUNITY PROFILE AREA 12 DATE JANUARY 1984

POPULATION CHARACTERISTICS

1.	TOTAL POPULATION	2,852	No.	
2.	RACE			
	A. White	2,777	No.	97.4 %
	B. Black	49	No.	1.7 %
	C. Spanish Origin	159	No.	5.6 %
3.	SEX			
	A. Male	1,424	No.	49.9 %
	B. Female	1,428	No.	50.1 %
4.	AGE			
	a. Under 5	271	No.	9.5 %
	b. 5-14	519	No.	18.2 %
	c. 15-59	1,870	No.	65.6 %
	d. 60-64	63	No.	2.2 %
	e. 65 or over	129	No.	4.5 %
5.	PERSONS PER HOUSEHOLD	3.24	No.	
6.	PERSONS PER FAMILY	3.54	No.	
7.	PERSONS IN GROUP QUARTERS	50	No.	
8.	PERSONS IN HOUSEHOLD			
	a. 1	96	No.	11.2 %
	b. 2-4	542	No.	63.2 %
	c. 5 or more	219	No.	25.6 %
9.	MARITAL STATUS			
	a. Married	1,331	No.	46.7 %
	b. Single	731	No.	25.6 %
10.	NUMBER OF WORKERS IN FAMily	705	No.	
11.	TRIP TO WORK			
	a. Private Vehicle	1,181	No.	91.3 %
	b. Public Transit	16	No.	1.2 %
12.	SCHOOL ENROLLMENT			
	a. K-8	463	No.	0.54 NO/DU
	b. 9-12	331	No.	0.40 NO/DU
	c. 12 and over	64	No.	0.07 NO/DU
13.	RESIDENCE IN 1975			
	a. Same House	623	No.	21.8 %
	b. Different House	2,082	No.	73.0 %
	c. Same County	1,606	No.	56.3 %
	d. Out of County	476	No.	16.7 %

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2669

12897

14. OCCUPATION			
a. Managerial/Professional	304	No.	23.6 %
b. Technical/Sales/ Administrative	281	No.	21.8 %
c. Service	206	No.	16.0 %
d. Precision Production/ Crafts/Repair	290	No.	22.5 %
e. Operations/Fabricators/ Laborers	179	No.	13.9 %
f. All others	30	No.	2.3 %
15. EMPLOYMENT FIELD			
a. Construction	208	No.	16.1 %
b. Manufacturing	71	No.	5.5 %
c. Transportation	51	No.	4.0 %
d. Communications/Utilities	52	No.	4.0 %
e. Wholesale Trade	36	No.	2.8 %
f. Retail Trade	191	No.	14.8 %
g. Finance Related	78	No.	6.1 %
h. Business & Repair Services	41	No.	3.2 %
i. Entertainment & Related	250	No.	19.4 %
j. Professional	178	No.	13.8 %
k. Government	104	No.	8.1 %
16. INCOME			
a. Household			
1) Less than $10,000	89	No.	10.3 %
2) More than $50,000	56	No.	6.5 %
3) Median	26,177	No.	
4) Mean	27,976	No.	
b. Unrelated Individuals			
1) Less than $8,000	105	No.	46.3 %
2) More than $25,000	25	No.	11.0 %
3) Median	8,784	No.	
4) Mean	11,706	No.	
17. Household Income Type			
a. With earnings	797	No.	92.1 %
b. With Social Security Pmts.	126	No.	14.6 %
c. With Public Asst. Pmts.	24	No.	2.8 %
18. Poverty Status (Persons)	94	No.	3.3 %

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2670

12898

HOUSING CHARACTERISTICS

1. TENURE			
a. Owner Occupied	791	No.	91.4 %
b. Renter Occupied	74	No.	8.6 %
2. BATHROOMS			
a. 0 or 1/2	6	No.	0.7 %
b. 1 or more	859	No.	99.3 %
3. KITCHEN FACILITIES			
a. Complete	885	No.	100.0 %
b. Not complete	-0-	No.	-0- %
4. SEWAGE DISPOSAL			
a. Public	135	No.	15.3 %
b. All others	750	No.	84.7 %
5. AIR CONDITIONING			
a. None	64	No.	7.2 %
b. System Installed	821	No.	92.8 %
6. HEATING			
a. None	-0-	No.	-0- %
b. System Installed	885	No.	100.0 %
7. VEHICLES AVAILABLE			
a. None	-0-	No.	-0- %
b. 1	167	No.	19.3 %
c. 2	262	No.	30.3 %
d. 3 or more	436	No.	50.4 %
8. UNITS IN STRUCTURE			
a. 1	720	No.	83.2 %
b. 2	-0-	No.	-0- %
c. 3 and 4	7	No.	0.8 %
d. 5 or more	48	No.	5.5 %
e. Mobile Home	90	No.	10.4 %
9. YEAR BUILT			
a. '70-'79	661	No.	76.4 %
b. '50-'69	192	No.	22.2 %
c. '49 or before	12	No.	1.4 %
10. BEDROOMS			
a. 0	8	No.	0.9 %
b. 1	69	No.	8.0 %
c. 2	183	No.	21.2 %
d. 3 or more	605	No.	69.9 %
11. MORTGAGE PAYMENT/MONTH			
a. Less than $200	18	No.	2.3 %
b. $200-$349	56	No.	7.1 %
c. $350-$599	257	No.	32.5 %
d. $600 or more	196	No.	24.8 %
e. Median	514	No.	
12. RENTAL/MONTH			
a. Less than $200	-0-	No.	-0- %
b. $200-$299	18	No.	24.5 %
c. $300-$499	23	No.	31.1 %
d. $500 or more	-0-	No.	-0- %
e. Median	275	No.	

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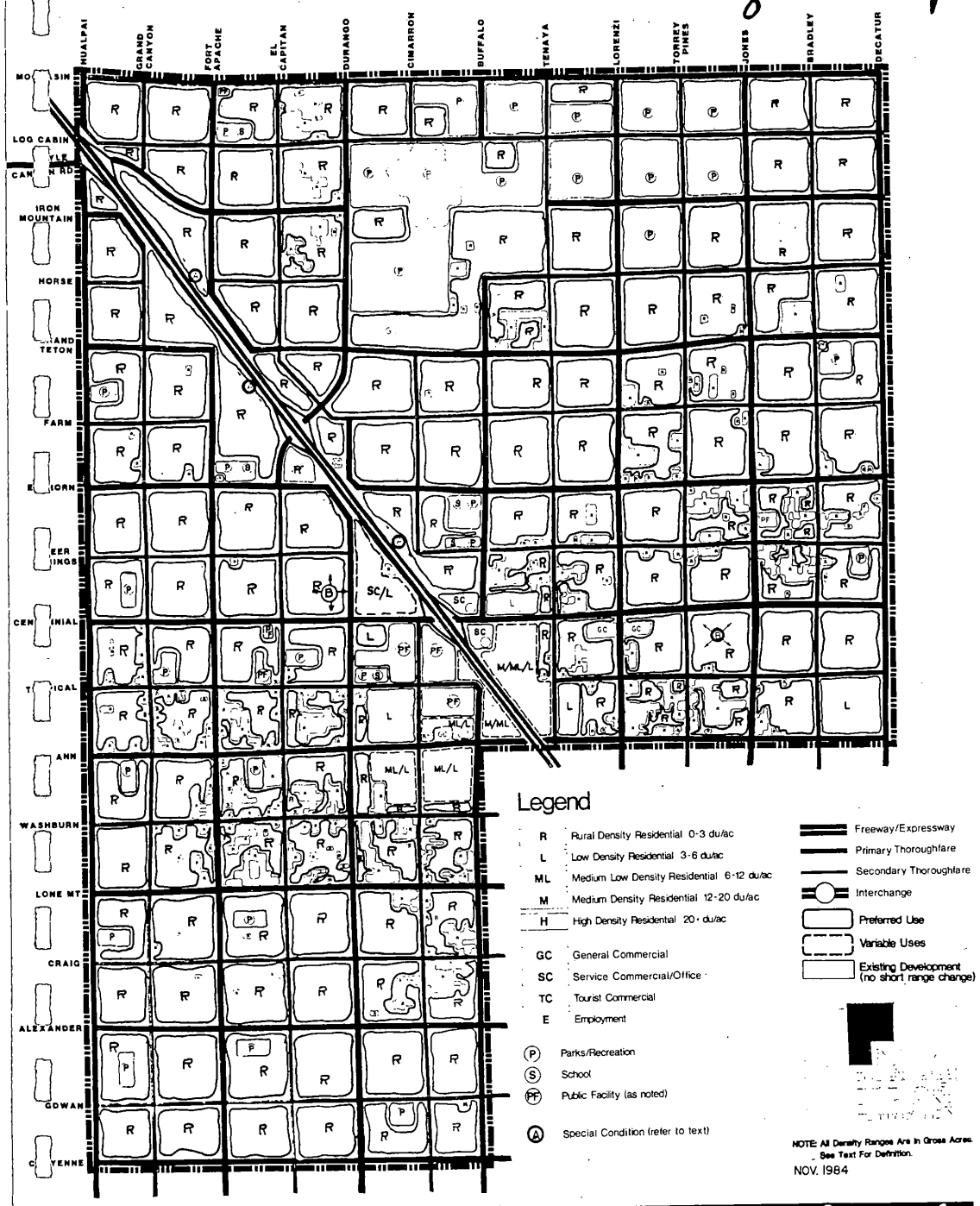
City of Las Vegas
general plan



Community Profile 12

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COMMUNITY PROFILE NO. 13 (CP-13)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is less than two percent developed. Vacant land is either publicly owned or mostly in two large ownerships. The profile is designated for suburban development.

(A) Most of the area between Sahara Avenue and Angel Park has been master planned and is known as the Peccole property.

(B) The westerly arm of Angel Park extends along the entire north side of the Community Profile, presenting both recreation and flood control opportunities.

(C) The Husite property abuts this profile to the west and north.

(D) The area between Sahara Avenue and Desert Inn Road is a master planned community with the Citicorp facility as a focal point.

The following tabulations further indicate the character of the Community Profile, assist in evaluating proposed zone changes or development projects, serve as a basis for monitoring and updating the Community Profile and may indicate further policies and programs for the area's improvement.

NOTE: Since there was no development in this Community Profile in 1980, there is no Population, Employment, and Housing Summary for this area.

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COMMUNITY PROFILE NO. 13

DATA SUMMARY

A. Description

1. Boundaries: North - Westcliff Drive
: East - Durango Drive
: South - Desert Inn Road
: West - Hualapai Way

2. Size : 3,913.9 net acres

3. RPD : Suburban

B. Natural Features or Constraints

1. Topography - Gentle slope to the east.

2. Drainage - Most all drainage and flood waters will be directed to the Angel Park detention basin.

C. Existing Development/Improved Areas

1. 60.9 acres - 1.6%

2. Residential: 22.2 acres - 133 dwelling units
6.0 DU/Acre - gross average

3. Non-residential: .2 acres

D. Vacant Land

1. Total - 3,853.0 ac.

2. Subdivided - 17.3 ac.

E. Potential Development

1. Zoned for suburban uses and densities:

3,115.0 acres - 17,894 dwelling units
See Land Use Summary for details.

F. Land Use - See attached table

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G. Action Priorities

1. Continue to direct runoff into Angel Park detention basin.

2. Reconsider extent of commercial use in light of total residential need for support and commercial pattern in Community Profiles 7 and 9.

3. Document resolutions of intent and add to map and text.

4. Determine where permits have been approved and record accordingly.

5. Review Bureau of Land Management, County, Water District, Flood Control District and School District planning activities to identify possible impacts on this area not otherwise accounted for in the General Plan.

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LAND USE SUMMARY

COMMUNITY PROFILE AREA 13 DATE: 12/83

EXISTING LAND USES:	AREA: NET ACRES	% OF AREA
Residential Uses	22.2 A.	0.6 %
Civic Uses	0.2 A.	--- %
Commercial Uses	---- A.	--- %
Industrial Uses	---- A.	--- %
Misc.	---- A.	--- %
Rights-of-Way	38.5 A.	1.0 %
Vacant Land	3853.0 A.	98.4 %
TOTAL:	3913.9	100 %

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS/ ACRE
Single Family	133	100.0%	22.2	100.0%	6.0
Townhouse/Condo	---	-----	----	-----	---
Mobile Home	---	-----	----	-----	---
Multi-Family	---	-----	----	-----	---
TOTAL:	133	100.0%	22.2	100.0%	6.0

VACANT LAND	NET AREA	PERCENT OF AREA
"R" Zones	3132.3A.	81.3%
"CV" Zones	350.0A.	9.1%
"C" Zones	370.7A.	9.6%
"M" Zones	------	----
TOTAL:	3853.0A.	100.0%

VACANT COMMERCIAL	NET AREA	PERCENT OF AREA
"C-1" Zones	269.6A.	72.7%
"C-2" Zones	61.9A.	16.7%
"P-R" Zones	39.2A.	10.6%
Other	-----A.	----
TOTAL:	370.7A.	100%

VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS
R-E 1348.3A.	2	2696
R-1 398.5A.	5	1992
R-2 136.0A.	10	1360
R-3 217.4A.	19	4130
R-4 A.		
R-PD7 400.7A.	7	2804
R-PD8 507.7A.	8	4061
R-CL		
R-MHP 106.4A.	8	851
R A.		
R A.		
A.		
TOT. 3115.0A.		17,894

VACANT SUBDIVIDED "R" LAND	LOTS/ UNITS	UNITS ACRE
R-E A.		
R-1 8.8 A.	46	5.2
R-3 A.		
R-PD8 8.5 A.	51	6.0
R-PD A.		
R-CL A.		
R-MHP A.		
R A.		
R A.		
A.		
A.		
A.		
TOT. 17.3 A.	97	5.6

VACANT "R" LAND:	3115.0 A.
VACANT SUBDIVIDED "R" LAND:	17.3 A.
TOTAL	3132.3 A.

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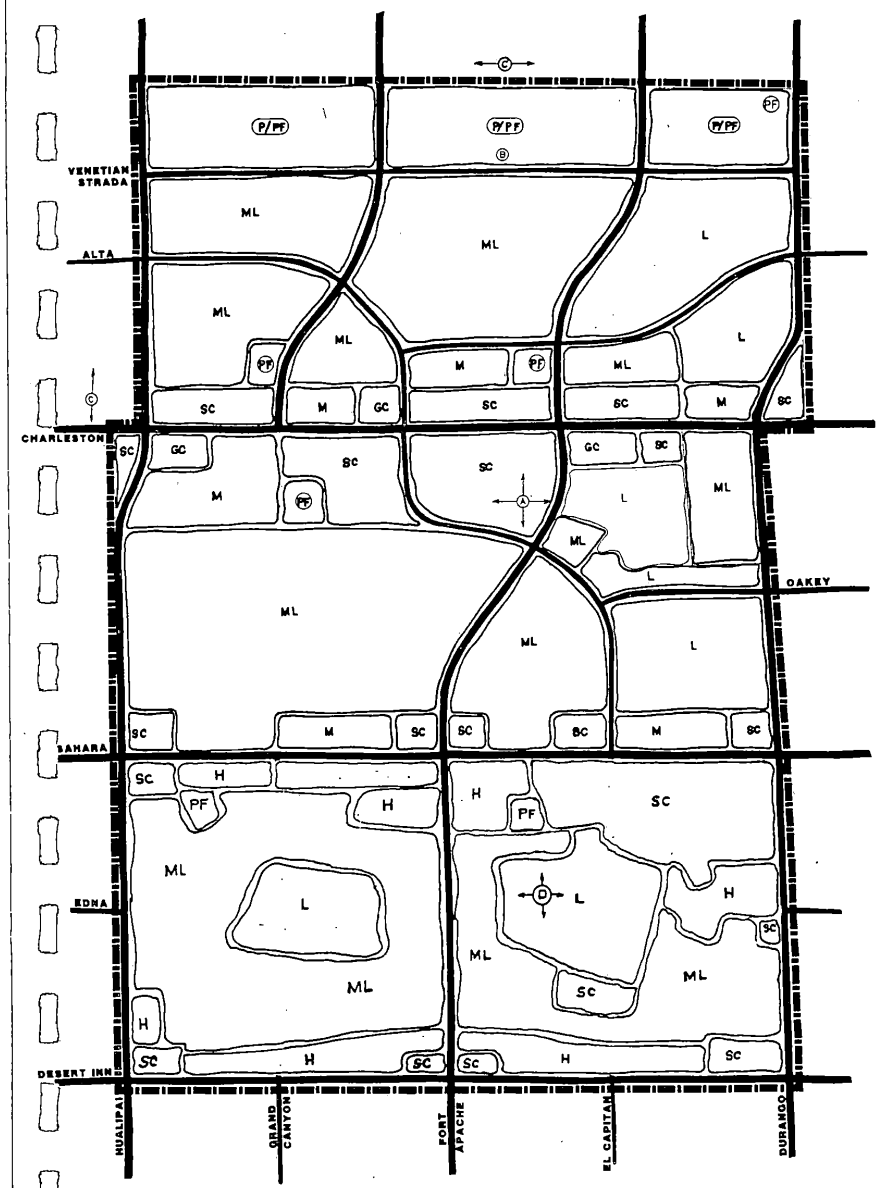
City of Las Vegas
general plan



Legend

- R — Rural Density Residential 0-3 du/ac
- L — Low Density Residential 3-6 du/ac
- ML — Medium Low Density Residential 6-12 du/ac
- M — Medium Density Residential 12-20 du/ac
- H — High Density Residential 20+ du/ac
- GC — General Commercial
- SC — Service Commercial/Office
- TC — Tourist Commercial
- E — Employment
- P — Parks/Recreation
- S — School
- PF — Public Facility (as noted)
- A — Special Condition (refer to text)
- Preferred Use
- Variable Uses
- Existing Development (no short range change)
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Gross Acres. See Text For Definition.

OCT. 1984

THE PLANNING CENTER

North

Community Profile 13

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COMMUNITY PROFILE NO. 14 (CP-14)

The following points are, where appropriate, keyed to reference letters for special conditions indicated on the Community Profile Map.

This area is totally undeveloped except for the extension of Charleston Boulevard through the center of the profile. It is designated for suburban use on the Mid-Range Plan.

(A) This profile area consists entirely of the east central portion of the Husite property.

(B) Though no plans have been submitted for consideration to date, development should relate to the adjacent Peccole Development.

(C) The property is served by Charleston Boulevard, the most westerly extension of any existing thoroughfare in this portion of the Las Vegas Valley.

(D) At its northeastern corner the profile area adjoins the west end of Angel Park, thus affording both drainage and recreation opportunities.

(E) The current City sewer improvement program is extending service in the direction of this Community Profile to serve development in CP-13 to the east.

The timing of development on this portion of the Husite property may occur in the near future due to the access and availability of utilities which could be extended from the Peccole Development.

NOTE: Since there was no development in this Community Profile in 1980, there is no Population, Employment, and Housing Summary for this area.

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COMMUNITY PROFILE NO. 14

DATA SUMMARY

A. Description

1. Boundaries: North - Westcliff Drive
: East - Hualpai Way
: South - Desert Inn Road
: West - Lassen Lane

2. Size : 2,560.0 net acres

B. Natural Features or Constraints

1. Topography - Moderate to heavy slopes to the east. Area is heavily incised.

2. Drainage - In natural state.

C. Existing Development/Improved Areas

1. 24.2 acres - 1.0% (Charleston Boulevard)

2. Residential: None

3. Non-residential: None

D. Vacant Land

1. Total - 2535.8 ac.

2. Subdivided - None

E. Potential Development

1. Not zoned.

2. Not subdivided.

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12907