

IN THE SUPREME COURT OF THE STATE OF NEVADA

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

Appellant,

vs.

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

Respondents.

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

Appellants/Cross-Respondents,

vs.

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

Respondent/Cross-Appellant.

No. 84345

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Endnotes

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- ⁸ Ibid. p. 27.
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- ¹⁷ Ibid.
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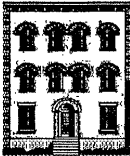
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XI. Historic Preservation

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XI. HISTORIC PRESERVATION

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11.1 Background

11.1.1 Purpose of the Historic Preservation Element

The City of Las Vegas has buildings, sites and districts which have historic, archaeological, cultural and/or architectural significance. It is important for these resources to be preserved as a "living" part of the community, not just in text and photographs. The early character of Las Vegas is represented by a wide range of buildings and sites that should be preserved in order to appreciate the subsequent development of the City. These include not only buildings with a high cultural status (i.e., the courthouse, city hall, and prestigious homes), but also more common and functional buildings such as railroad cottages and commercial and industrial buildings. Las Vegas is now a world-class city with a unique character. Cities, however, tend over time to become less distinguishable from one another; distinctive historical buildings and sites, therefore, are a positive element of urban form. They perpetuate the character and ambience for both residents and visitors thus promoting and maintaining our economy.

An additional economic rationale for historic preservation includes the benefits of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs; special tax incentives may also be available. Preservation not only has intrinsic value but can also stabilize and improve the value of adjacent buildings and promote neighborhood enhancement.

The purpose of this element is to provide a brief history of Las Vegas, including historic and cultural resources and to describe the historic preservation process. Issues will be developed from this background information leading to formulation of a goal, objectives, policies and programs to preserve the historic and cultural resources of the Las Vegas area.

11.1.2 A Brief History of Las Vegas

Prehistoric Las Vegas

People probably reached the Las Vegas Valley from 8,000 to 11,000 years ago, judging from discoveries made in the vicinity of Tule Springs. This was the last part of the Pleistocene Age, and Ice Age fauna, including Columbia mammoth, Pleistocene horse and Pleistocene camel, were present in the valley, along with many small mammals. With the closing of the Pleistocene Age, such large game vanished from the valley. The course of cultural change through thousands of years was marked by styles of weapons (dart points), and developments in the technology of harvesting and processing seeds, one part of a broad-spectrum subsistence that sustained the native inhabitants. Pine nuts, harvested in the mountains, agave, and mesquite beans were other important parts of a diet that also included meat from lizards, desert tortoises, birds, mountain sheep and deer. Anasazi populations resided in the Moapa Valley from about A.D. 1 to A.D. 1150, living a more sedentary life, raising crops and making pottery. They established short-lived settlements in the Las Vegas Valley in places like Big Springs and Corn Creek, and maintained relationships with their more mobile hunter-gatherer neighbors, who may have included the ancestral Paiute. Pottery produced by

Mojave people of the Lower Colorado is also found in the Las Vegas Valley. However, it is not known whether they resided here or came to trade. When explorers reached the area, it was inhabited by Paiute people who raised some of their food in gardens and made a distinctive brown pottery. The Paiute played important roles at the early ranches of the area, and today maintain a base in the City, the Las Vegas Paiute Colony, on land provided to them by Helen Stewart.¹

Historic Las Vegas

The first successful crossing of the Southern Nevada desert was done by American fur trapper Jedediah Smith in 1826. Smith's trek along the Virgin and Colorado rivers linked the earlier Spanish explorers routes, and helped to open up trade between New Mexico and California. The Las Vegas Valley became a stopover or resting place along the Old Spanish Trail/Mormon Road in the 1830's. Travel through the Valley continued along the Mormon Road using Big Springs (Las Vegas Springs) as a watering and camping site along the route between Salt Lake City and southern California. Today, portions of the Old Spanish Trail/Mormon Road have been recorded as being significant archaeological sites in the Las Vegas Valley.

On June 14, 1855, a group of Mormon missionaries arrived in Big Springs to establish a settlement. They constructed an adobe brick fort which was never completed because the mission was terminated in 1857. Silver was discovered in southwest Las Vegas Valley in 1861 which led to the opening of many other mines in the area. During this same period, ranching and farming became popular in the Big Springs area. Ranching operations in what was to become Las Vegas continued until 1902, when the 1,800 acre Stewart ranch was sold to the San Pedro, Los Angeles and Salt Lake City Railroad Company.

A subsidiary of the Railroad Company known as the Las Vegas Land and Water Company held a public auction on May 15, 1905 offering undeveloped lots for sale. These lots consisted of land between Stewart, Garces, Main, and Fifth streets, and were known as *Clark's Las Vegas Townsite*. The 1,200 buyers literally occupied the townsite overnight. Subsequently, the railroad company began building permanent structures which included Hanson Hall (storehouse), the Company Agent's House (later the yardmaster's building), and the power house (later the diesel shop). In addition, the Ice Plant was completed in 1907 by the Las Vegas Ice Manufacturing Company. Between 1909 and 1913, the railroad company constructed 64 cottages as "workmen's housing". Hence, the "Railroad Company Town" was born.

Early Las Vegas grew in a similar manner to other American cities of the same period. Fremont Street became the "Main Street" or the Central Business District and was considered to be the center of town with its commercial facades and uniquely styled buildings. An example of this type of building is the Victory Hotel (formerly the Lincoln Hotel) constructed in 1910. This central part of town became the focus of community life with shopping, businesses and entertainment. The work district was located mostly along the railroad tracks while the rest of the City consisted of quiet residential streets.

In the 1920's, the railroad shops were closed and the local economy suffered, but the physical form of the City stayed virtually unchanged until the late 1930's, when the Boulder Dam construction began. This brought about a boom in development that occurred to the east of the original townsite. In 1931, gambling was legalized, and resorts and hotels began to open up on Fremont Street. At this time the "Company Town" was evolving into a sprawling city with the opening of Basic

Magnesium Incorporated in the Basic Townsite (Henderson) and the simultaneous opening of the Las Vegas Army Gunnery School, (Nellis Air Force Base) approximately a decade later. This widespread growth brought about new development on a north-south grid pattern, which was at an oblique angle to the original townsite.

The 1930's was a particularly fertile period in Las Vegas architecture. Spanish and Mission Revival, then popular styles in the West and Southwest, were represented in Las Vegas in the late 1920's and 1930's by such relatively large scale buildings as the El Portal Theater (1928), the Las Vegas Hospital (1931), and the Fifth Street School Complex (1936) [now the Clark County Courthouse Annex], as well as by numerous residences, including the Whitehead, Henderson, and Smith homes.

Another style, Tudor Revival, also became very significant in the 1930's. Anchored by the LDS Church at Ninth and Clark, the area surrounding the Las Vegas High School contains most of Las Vegas' excellent examples from the period when this architectural style was at its peak. The Las Vegas High School is extremely important as a beautiful example of Art Deco architecture and Las Vegas' only large scale building of this kind.

Other exceptional buildings constructed during this period consist of the Westside School (1922) and the Federal Building/Post Office (1933).

In the 1940's and 1950's the Central Business District area (Downtown) was no longer considered to be the sole focus of community life. Residents became more dependent upon the automobile and commercially oriented land uses, such as the Clark Inn Motel (ca. 1940) on East Fremont Street, began to spring up along major thoroughfares. At this same time, large colorful "super graphic" signage began

to show up in the downtown area as advertisements, completely covering the existing buildings. This era is considered to be the highlight of Las Vegas' architecture, with the Horseshoe hotel/casino being one of the survivors. The El Cortez Hotel (1941) is the last of the early "big" hotels to survive in nearly intact condition. In the late 1940's "The Strip" began to develop, mainly because at that time it was the main highway to Los Angeles and the road between the airport and downtown. The popularity of gaming, the dependency upon the automobile, and the limited Downtown space for parking resulted in casinos locating along "The Strip".

The 1960's and 1970's brought more residential development throughout the City. A leapfrog pattern of development left large areas of vacant land. This was a result of the improved network of roads and has led to the diffusion of housing, employment and services. Present day Downtown Las Vegas has a different appearance than 40 years ago. The function of the downtown area (Fremont Street) has shifted from commercial uses to tourism. Residential areas were eliminated in order to meet the parking demands for the ever present automobile. Rising property values, changing zoning regulations, and the Downtown area's effort to compete with the growth of the City has led to the demise of many original historic structures along with the overall character of the area, however, a few buildings and sites of historic significance still remain Downtown.

The previous brief narrative of Las Vegas history mentions many buildings and sites that were and continue to be an important part of the City's historic fabric. These historic resources are now described in more detail and are shown on Map 1 entitled "Historic Buildings, Sites and Districts".²

11.1.3 Significant Buildings, Sites and Districts

Buildings and Sites

Federal Building/Post Office
[Map Item 1)]
301 East Stewart Avenue
1933

This is an exceptional example of Classical Revival architecture that was built during the Hoover administration as a work project. This building was listed in the NRHP on February 20, 1983. The exterior of the building is in excellent condition; park space around the building has been converted to parking.

Fifth Street School (Clark County Courthouse Annex)
[Map Item 2)]
400 South Fourth Street
1936

In 1963, this exceptional example of Mission Revival architecture was converted from a school complex into the Clark County Courthouse Annex. This building was listed in the NRHP on May 20, 1988. No original interior spaces appear to remain after remodeling.

Jay Dayton Smith House
[Map Item 3)]
624 South Sixth Street
ca. 1932

This Mission Revival residence was built as a showplace by Dr. J.D. Smith, a civic leader and dentist. This building was listed in the NRHP on February 20, 1987. The home has been restored by the Smith family and is used as professional offices.

Las Vegas High School
[Map Item 4)]
315 South Seventh Street
1930

This building is an exceptional example of Pueblo Modern architecture. This building was listed in the NRHP on September 24, 1986.

Las Vegas Mormon Fort
[Map Item 5)]
Las Vegas Boulevard North
1855

This adobe building is a small remnant of the original fort complex contained in a 150 foot square stockade. This site is indicative of the pre-railroad period of Las Vegas history. This building was listed in the NRHP on February 1, 1972. The original building walls have been restored.

Westside School
[Map Item 6)]
300 West Washington Avenue.
1922

This Mission Revival style building was the first school to be erected in the Old Town, the original townsite on the west side of the railroad tracks. This building was listed in the NRHP on April 2, 1979. This building has been restored with federal funds and now serves as a community center.

Big Springs Site
[Map Item 7)]
South of Oran K. Gragson Highway,
North of Alta, East of Valley View

The four spring mounds have influenced human occupation in the Las Vegas Valley for 6,000 years. In 1905, the Las Vegas Land and Water Company developed the water system which supplied the City of Las Vegas until the 1950's when water was made available from Lake Mead.

This site was listed in the National Register of Historic Places (NRHP) on December 14, 1978 as an archaeological site. The site and structures are in poor condition.

Kiel (Kyle) Ranch Site

[Map Item 8])

Carey Avenue and Losee Road (North Las Vegas)
ca 1882

After 1882, this ranch was operated independently when it was split off from the Stewart holdings. A small adobe outbuilding dates from this early ranching period. In 1905, John S. Park purchased the property and constructed the main building known as the "White House". The area then became a guest ranch whose facilities dot the property. This site was listed in the NRHP on October 6, 1975. All buildings, except the "White House" are in poor condition.

San Pedro, Los Angeles, and Salt Lake Railroad (Union Pacific) Site

[Map Item 9])

East of Interstate 15, West of Main,

North of Charleston Boulevard

The railyard was established in 1905. The listed buildings were constructed as indicated and reflect the City's early railroad period.

Ice Plant	1907
Hanson Hall	1910
Yardmaster's Building/	1911
Company Agent's House	
Diesel Shop/	1915
Power House	

Hanson Hall and the Ice Plant have been declared eligible for the NRHP. All structures listed have been demolished.

Tule Springs [Map Item 10])

9200 Tule Springs Road

Prehistoric

This site has supplied evidence of the earliest occupation of the Las Vegas Valley. The site was listed in the NRHP as an archaeological site on April 20, 1979.

Districts

Las Vegas High School

[Map Item 11])

(Generally bounded by Clark, Tenth, Gass and Las Vegas)

This 1930 district, in addition to the Las Vegas High School building, contains excellent examples of residences having Period Revival architecture. The largest portion of this area was listed in the NRHP as a historic district January 30, 1991.

Railroad Employee Cottages

[Map Item 12])

500 - 600 Block of South Third Street, South Fourth Street, South Casino Center Boulevard.

ca 1910 - 1912

The railroad built 64 bungalow-style cottages to house its workers in what could be considered an early housing project. They were constructed in three different styles of concrete block with hipped roofs which were innovative for this area and reflect the early railroad period. This area and associated property was listed in the NRHP as a historic district on December 22, 1987.

Tule Springs Ranch (Area of Floyd Lamb State Park)

[Map Item 13])

9200 Tule Springs Road

It is suggested that this area entered the NRHP on September 23, 1981 in order to protect existing and possible future prehistoric finds at Tule Springs.

11.1.4 The Historic Preservation Process

Las Vegas is growing; new buildings seem to rise out of the desert overnight. Buildings, young by historical standards, are torn down to make room for this new growth. Las Vegas is maturing and it needs to look backward and

retain significant views of its youthful heritage. These views can be obtained by recognizing buildings, sites and districts that are significant to the City's history and culture, and by initiating the preservation process. This process can be considered in three parts: education, effectuation, and preservation.

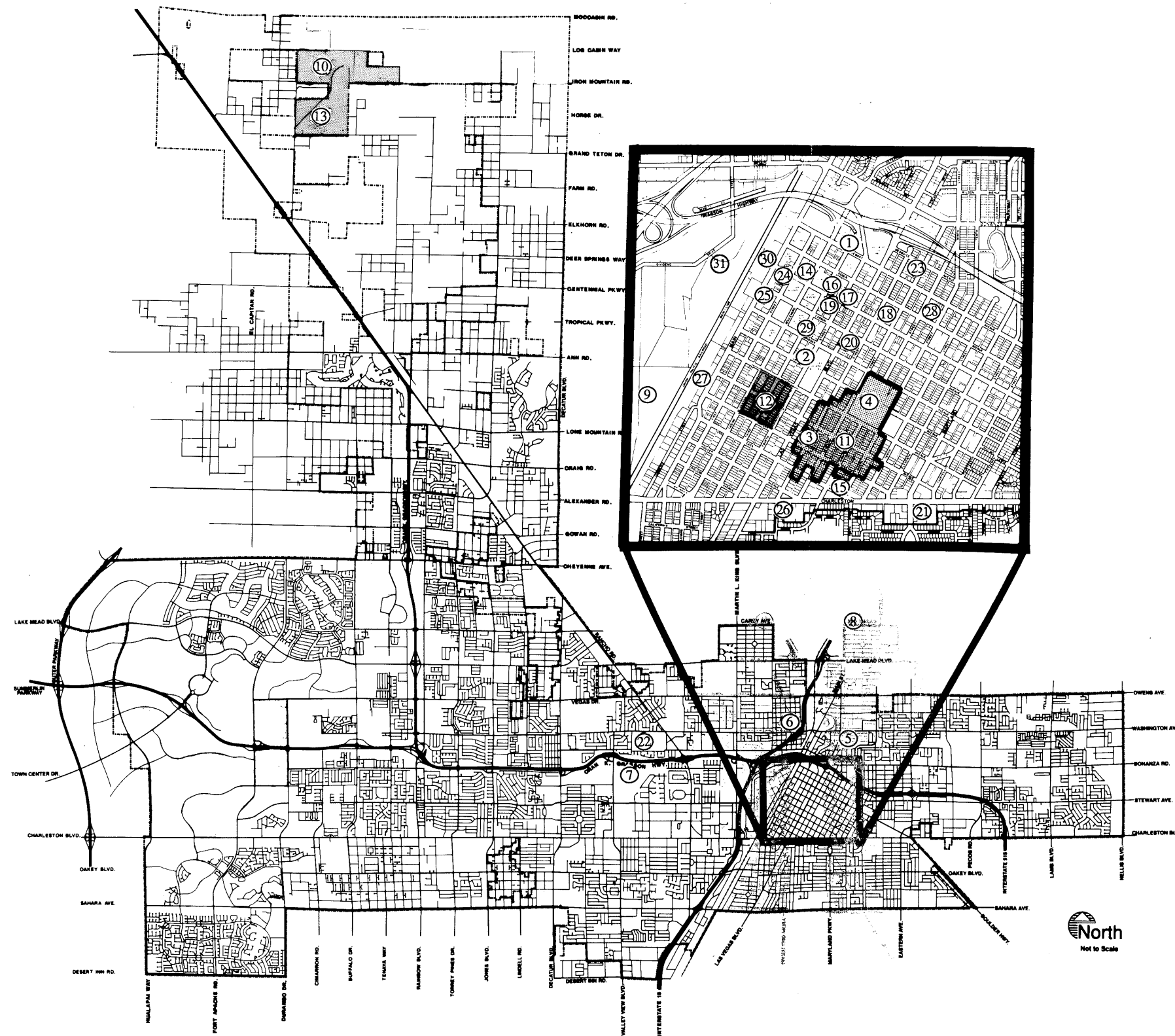
- Education, as the name implies, instills recognition of the elements in the historical heritage and the desire to participate in their preservation.
- Effectuation, adoption and implementation of governmental statutes and ordinances which permit and encourage the retention of historic resources.
- Preservation, actions taken by the public and private sectors to encourage the maintenance and reuse of these historic resources.

Recognizing Significant Historic Resources

The National Register of Historic Places under the U.S. Department of the Interior, is the nation's official list of cultural resources worthy of preservation. The standard of significance can be judged on the basis of the National Register criteria as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) that are associated with the lives of persons significant in our past; or



Map 1

Historic Buildings, Sites and Districts

Legend

I Buildings, Sites and Districts in the National Register of Historic Places

- 1) Federal Building/Post Office 301 E. Stewart 1933
- 2) Fifth Street School (Clark County Courthouse Annex) 400 S. Fourth 1936
- 3) Jay Dayton Smith House 624 S. Sixth ca 1932
- 4) Las Vegas High School 315 S. Seventh 1936
- 5) Las Vegas Mormon Fort Las Vegas Blvd. North 1855
- 6) Westside School 300 W. Washington 1922
- 7) Big Springs Site South of O.K. Gragson Highway, North of Alta, East of Valley View
- 8) Kiel (Kyle) Ranch Site Cary and Losee, North Las Vegas ca 1882
- 9) San Pedro, Los Angeles, & Salt Lake Railroad (Union Pacific) Site East of Interstate 15, West of Main, North of Charleston 1945
- 10) Tule Springs 9200 Tule Springs
- 11) Las Vegas High School District Generally bounded by Clark, Tenth, Gas and Las Vegas Blvd. ca 1936's
- 12) Railroad Employee Cottages 500-600 Block of South Third, South Fourth, South Casino Center ca 1910-1912
- 13) Tule Springs Ranch (Area of Floyd Lamb State Park) 9200 Tule Springs

II Buildings and Structures of Historic Significance

- 14) Apache Hotel (Horseshoe) 128 Fremont ca 1931
- 15) A.S. Henderson House 704 S. Ninth 1936
- 16) Boggs Building (Timothy Jewellers) 319 E. Fremont 1932
- 17) Carl Kay Professional Building 417 E. Fremont 1929
- 18) El Cortez Hotel/Casino 600 E. Fremont ca 1941
- 19) El Portal Theater 310 E. Fremont 1928
- 20) Hitching Post Wedding Chapel 226 Las Vegas Blvd. South 1923
- 21) Huestridge Theater Charleston & Maryland ca 1944
- 22) Las Vegas Art Museum/Twin Lakes Resort 3333 W. Washington ca 1940's
- 23) S.R. Whitehead House (Consolidated Insurance Adjusters) 333 N. Seventh 1929
- 24) Vegas Vic (electric sign) 25 Fremont 1951
- 25) Victory Hotel 307 N. Main 1910
- 26) Wenger House (Schreck et al Law Offices) 600 E. Charleston 1936

III Sites of Demolished Historic Buildings

- 27) Ice Plant Site 612 Main ca 1907
- 28) Las Vegas Hospital Site 201 N. Eighth ca 1931
- 29) Masonic Lodge (Clark County Law Library) 213 S. Third 1936 (Scheduled for demolition 1991)
- 30) Railroad Depot Site Main & Fremont
- 31) Railroad Storehouse Building (Hanson Hall) 1910

Source: Preservation Association of Clark County, State of Nevada Div. of Historic Preservation and Archeology, Historic Preservation Inventory and Planning Guidelines. CHEYENNE, WY.

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- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- d) that have yielded, or may be likely to yield, information important in prehistory or history.

Assessing whether individual resources meet these criteria generally requires detailed field investigations and analytic procedures. Prior to such investigations, all resources must be considered potentially significant, unless there is evidence that meeting at least one of the criteria is unlikely. The National Register criteria established under the National Historic Preservation Act of 1966, as amended, provides a threshold of significance. Beyond this threshold, it is usually possible from existing data to assess the general level of resource sensitivity. Sensitivity takes into account resource quantity, resource quality, and the susceptibility of the resource to adverse impacts.

Education

In tandem with determining significant historic resources is making the public aware of their importance. Several sources are available for educating the public as to Las Vegas' historic heritage.

Historic Awareness Programs

The public is being made aware of cultural/historic resources in the Las Vegas area through lectures, film and dance programs, and by tours and workshops conducted by local museums and associations concerned with historic preservation. An example is the popular fund-raiser "An Old Fashion Christmas", proceeds from which benefit the historic P.J. Goumond

House at the Clark County Heritage Museum. The public can also participate in historic preservation awareness by joining groups such as the Volunteer and Docent Council and the Museum Guild which are connected with local museums.³

Museums

There are several museums in the Las Vegas area that have exhibits on history, prehistory, Natural History (animals), and anthropology (development and culture of man).

The Barrick Museum of Natural History (4505 South Maryland Parkway) is on the University of Nevada, Las Vegas campus. It specializes in the archaeology (study of artifacts of ancient man) and anthropology of the prehistoric and historic southwest, in addition to featuring live desert life forms. Professional staff consists of a director and three curators with the museum being funded by the State of Nevada through the UNLV budget. It is estimated that as many as 50,000 visitors see the museum each year. There are currently 15,000 square feet of exhibit space with an additional 40,000 square feet to be added in late 1991 consisting of offices and meeting rooms, laboratory space, and a 160 person auditorium.⁴

The Clark County Heritage Museum (1830 S. Boulder Highway), located on a 25-acre site, specializes in local and area history with exhibits depicting human habitations. Exhibits consist of historic structures, railroad rolling stock, a ghost town of the 1880's, and other memorabilia. The Museum is operated by a director and staff employed by the Cultural Division of the Clark County Department of Parks and Recreation; operating costs are funded by the Clark County General Fund. In 1990, there were 41,000 visitors which included private schools and Greyline Tours. In February 1990, the Museum opened its new 8,000

square foot exhibit center financed by private funds and a bond issue. In addition to the center, there are also about 20,000 square feet of exhibit space in the historic structures.⁵

The Las Vegas Natural History museum (900 Las Vegas Boulevard, North) is the largest natural history museum in Nevada. Its exhibits consist of prehistoric and historic animals, including a taxidermy collection of over 2,000 birds, fish, and mammals. An art gallery specializes in wood-carvings and wildlife paintings. This is a private non-profit museum with funding consisting of private donations and gate admissions. A proposed future addition to the museum is to consist of a pavilion with animated full sized dinosaurs.⁶

A Neon Sign Museum, sponsored by the Allied Arts Council, is anticipated to be located on City land near the Mormon Fort. The museum will display functioning historic neon signs generally related to the casino history in the Las Vegas area. At this time, 25 signs have been acquired and are undergoing renovation. Funds for this effort have been received as private donations and as a grant from the Nevada 125th Anniversary Commission. When sign renovation is completed, the Arts Council will consider fundraising for a museum structure.⁷

The Nevada State Museum and Historical Society (700 Twin Lakes Drive [Lorenzi Park]) displays and interprets the history, anthropology, and Natural History of the State of Nevada and the "Southwest", with emphasis on Southern Nevada. As an agency of the State of Nevada, the professional staff, consisting of a director, two curators, and a director of exhibits, have their salaries paid by the State; however, private funding from donations and membership fees is used to provide for exhibits and programs. Visitations average about 60,000 persons a year, including public school tours. The

museum contains 35,000 square feet with three permanent and three temporary galleries plus an auditorium and a research library. Exhibits include the history of ranching and mining, industry and the railroad as well as gaming. Natural History contains examples of birds, mammals, insects, minerals, and Native American artifacts.⁸

Historical Collections

Although they are not utilized as frequently by the public as museums, historical collections contain much of the background and research data necessary to bring life to historical exhibits.

The James Dickinson Library (UNLV) Special Collections receives financial support from the State of Nevada for its continued development of special collections as well as receiving private donations. Special Collections currently contains over 18,000 books and 2,400 linear feet of manuscripts in a temperature and humidity controlled environment. These separate collections consist of Southern Nevada History (Beckley-Nevada), Gaming Resources, maps (over 1,000 items), menus from the Bohn-Bettoni Collection, and archives and manuscripts which reflect the history of the University.⁹

The Cahlan Library (Nevada State Museum - Las Vegas) contains a historical collection of books, maps, manuscripts, newspaper indexes, and photographs relating to Nevada and Las Vegas. The Natural History Collection contains examples of Nevada birds, mammals, and insects, including a fine collection of butterflies.¹⁰

Historic Preservation Organizations

The Nevada State Museum and Historical Society (Southern Nevada) was founded in 1982 to help promote State Museum activities consisting of education and historic interpretations. Membership is currently 400 persons

and is open to the public. The Society conducts surveys documenting the present condition of historic buildings and prepares documentation for applications for nomination to the National Register of Historic Places. The Society also raises money for historical programs and exhibits.¹¹

The Preservation Association of Clark County (PACC) was incorporated in 1974 as a non-profit organization with the purpose of preserving the Las Vegas Mormon Fort and opening it to the public. In 1978, PACC broadened its scope to preserve other historic resources in Clark County and now works to educate the public on the importance of preserving historic resources. PACC publishes a newsletter five times a year as well as a brochure entitled, *A Guide to Historic Las Vegas*. Additionally, PACC sponsors programs and tours, provides speakers, and works to preserve endangered historic resources. PACC is an all volunteer group, using dues, donations and grants to pay for its educational programs.¹²

Clark County School District Programs

The Clark County School District does not have any specific courses dealing with the history of Las Vegas. However, visits to local museums are encouraged, particularly at the fourth grade level.¹³

Effectuation

A major step in the historic preservation process is the encouragement offered to the public by federal, state, and local governments to undertake the protection and conservation of our nation's historic resources. To this end, each level of government has initiated, through statutes and ordinances, certain incentives which are designed to further promote the public's participation in the preservation process.

On the Federal level, several laws have been enacted since 1906 which address the preservation of our cultural resources. Foremost among these laws is the *National Historic Preservation Act of 1966, as amended*.

The National Historic Preservation Act of 1966, as amended.

This Act provides for the expansion of the National Register of Historic Places to include districts, sites, buildings, structures, and objects significant in American history, architecture, archeology and culture. It establishes the administrative and legal context for the local historic preservation commission to participate in the national historic preservation program. The Act is designed to encourage the preservation and the wise use of our cultural resources.

The Act includes the creation of: *National Policy*, which establishes the policy of the United States Government regarding historic preservation to promote conditions in which historic properties can be preserved; the *National Register* which gives power to the Department of Interior to establish, maintain and expand the National Register of Historic Places; *State Historic Preservation Officers and State Historic Preservation Officers (SHPO)* which establish the administration of the national historic preservation program at the state level and designate the responsibility of developing a statewide plan for preservation, surveying, and nominating properties to the National Register, providing technical support to federal, state and local agencies and the public, review of federal undertakings that affect historic properties, and helping local governments become certified to participate in the program; *Grants-in-aid* programs which are matching grants-in-aid administered by the SHPO and the National Park Service; the *Certified Local Governments* program which allow for the certification of local gov-

ements whose historic preservation programs meet specific standards further allowing the local government access to special grants-in-aid and technical assistance from the SHPO to assist with preservation activities; and the *Advisory Council on Historic Preservation* which creates an independent federal agency responsible for advising the President and Congress on Historic Preservation matters.

On the State level, the Nevada Revised Statutes (NRS) include a section pertaining to Historic Districts. In addition, the State Historic Preservation Office, through federal and state legislation, is empowered to initiate certain historic preservation efforts.

NRS 384.005

The General Provisions of NRS 384.005 (Establishment of historic districts by a city or a county) include the following:

1. Any county or city may establish a historic district for the purpose of promoting the educational, cultural, economic and general welfare of the public through the preservation, maintenance and protection of structures, sites and areas of historic interest and scenic beauty.
2. If the historic district is established, the board or governing body may adopt any ordinances it determines are in the best interest of the historic district in accordance with the criteria delineated above. An ordinance establishing a historic district must: (a) Contain criteria which substantially achieve the preservation and rehabilitation of buildings of historic significance to the district; and (b) Provide for a designated review board with the power to review proposed alterations to structures within the district.

The State Historic Preservation Office

The State Historic Preservation Office (SHPO) can provide many important services to local governments and historic preservation commissions. These include but are not limited to: conducting comprehensive statewide historic preservation planning; conducting a statewide survey to identify historic properties; nominating properties to the National Register of Historic Places; administering the federal historic preservation grants-in-aid programs within the state, assisting local governments in developing historic preservation programs; advising and assisting in federal, state and local historic preservation projects; participating in the review of federal, state and local undertakings that may affect historic properties; and, providing public information, education, training, and technical assistance in historic preservation.

The SHPO is also responsible for carrying out certain duties under state law to advance the interests of Historic Preservation which include: conducting preservation conferences and workshops; distributing state grants and loans for preservation; maintaining and interpreting state owned historic properties; conducting programs to acquire and administer historic preservation easements; administering state legislation to protect historic properties from non-federal construction and land use projects; administering state legislation relating to archaeological resources, shipwrecks and other special kinds of historic properties; publish newsletters, scholarly publications, and popular books and brochures; administer state history museums and conservation laboratories; develop and support state and local preservation statutes; assist state and local education authorities to use preservation in primary and secondary curricula; and, to provide technical assistance to owners of historic properties.

On the Local level, the Las Vegas City Council adopted an ordinance on February 20, 1991 which established the City of Las Vegas Historic Preservation Commission. The purpose of the Historic Preservation Commission includes, but is not limited to: Safeguarding and preserving the historical heritage of Las Vegas; fostering civic beauty; stabilizing and improving neighborhoods; and strengthening the local economy by promoting tourist interest in historic properties.

The duties of the Historic Preservation Commission include: recommending sites, buildings and districts for historic preservation designation; promoting and supporting nominations to the National Register of Historic Places, the National Historic Landmarks Program, and other federal, state or local programs; reviewing demolition permits within a designated historic district; reviewing construction or reconstruction permits within a designated historic district; preparing a detailed survey of all sites of historic or archaeological significance; recommending changes to the Zoning Ordinance and building codes to enhance the historic preservation process; establishing public information and education programs on historic preservation; recommending the purchase of essential improvements where private preservation is not feasible; working with local preservation groups to locate historic markers and plaques; advising and assisting other agencies, institutions, public interest and private groups regarding historic preservation; and advising on the adoption of design guidelines for improvements to structures located within designated historic districts.

Preservation

In a city as unique and young as Las Vegas, the idea of historic preservation is sometimes not given much credence. As such, it is oftentimes incumbent upon government to take an active role

in ensuring that all of our historic and cultural resources are not lost.

City of Las Vegas Historic Preservation Commission

The City of Las Vegas Historic Preservation Commission (HPC) is currently in the process of recommending to the City Council the establishment of Las Vegas' first historic districts. Once approved by the City Council, historic structures in these districts will be protected from demolition for a period of sixty days. It is anticipated that if the need for such a delay in demolition should ever occur, the HPC will have an opportunity to work with the affected property owners to develop equitable alternatives to demolishing the historic property. Such alternatives may include the utilization of some of the federal tax incentives that exist. Additionally, since several members of the HPC are affiliated with other local non-profit preservation organizations, private participation in the process is inherent in the HPC's efforts.

Tax Reform Act of 1986 - Tax Incentives for Historic Preservation.

Local governments can enhance and protect their historic environment with use of Tax Incentives for the preservation and rehabilitation of historic properties. Federal tax incentives for preservation activities include the Historic Rehabilitation Credit program and the Charitable Contribution Deduction program.

The *Historic Rehabilitation Credit* program was a product of the Tax Reform Act of 1986. This program allows owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating building for industrial, commercial, or rental residential purposes. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation project must meet the standards established by

the National Park Service. (A certified historic structure is any structure listed on the National Register of Historic Places or a structure certified by the National Park Service included within a registered historic district).

The *Charitable Contribution Deduction* program allows the taxpayer to deduct from his federal income tax the value of historically important properties that are donated to governments and other appropriate recipients for historical preservation purposes. The historical properties included are: archaeological sites, rural historic districts and other land areas on or eligible for the National Register. The historic property does not have to be depreciable in order for the charitable contribution to be used.

11.2 Issues

Issue 1: Informing and involving the public in historic preservation.

Las Vegas does have a significant history. Important strides have already been made in the process of collecting prehistoric artifacts and historical data and memorabilia which now reside in four local museums (a Neon Sign Museum is anticipated). There are two historical collections; and, two historical associations have been formed which are actively trying to protect and preserve the heritage of the area.

Las Vegas is a young city by historical standards and is growing rapidly. These factors are making the preservation of historic structures difficult. A large portion of our recent citizens have no knowledge of our past history and do not relate to the preservation of "old" buildings that stand in the way of progress. Growth also demands immediate action with little time to reflect on the importance of retaining

historic buildings and sites; therefore, the preservation of the City's history, outside of museums, is a race against time. There must be sufficient recognition on the part of the members of the general population that there is a heritage to preserve, that they are part of it, and that they understand the importance of making monetary contributions to its preservation. The process of making our past as interesting as the present must start with education. When the citizens of Las Vegas recognize the importance of their past they can be motivated to preserve it.

Issue 2: Preservation and protection of historic structures and sites.

With the recent creation of the City of Las Vegas Historic Preservation Commission and the subsequent appointment of Commission members, the City of Las Vegas has taken a proactive role in the preservation of our City's historic and cultural resources. Given the relative youth of Las Vegas as a city, the fact that the Historic Preservation Commission (HPC) is now in place will facilitate the planning efforts required to promote the conservation of structures and sites which have and will have historic significance in the near future. One of the primary responsibilities of the HPC is the development, coordination, and implementation of programs for the preservation of buildings, structures, places, sites and districts of historic and archaeological significance. As such, the HPC has the wherewithal to recommend to the City Council certain improvements and sites in the City for designation as landmarks or historic sites as well as recommend certain areas in the City for designation as historic districts. This is demonstrated by the anticipated recommendation to the Las Vegas City Council of the establishment of the first two of several local historic districts.

Issue 3: Rehabilitation and reuse of historic resources.

The establishment of the City of Las Vegas Historic Preservation Commission (HPC) will facilitate the promotion and support of nominations of improvements and sites eligible for listing on the National Register of Historic Places, the National Historic Landmark's Programs, the Historic American Buildings Survey, the Statewide Comprehensive Survey and Inventory and other federal, state or local programs for the identification of historic resources. Once properties are listed on the aforementioned, they become eligible for federal as well as state rehabilitation and preservation funds. Additionally, private non-profit preservation organizations consistently take a strong interest in the preservation of historic resources and oftentimes work with property owners to enlighten the public as to the existence of such historic resources.

The '2000' document contained "Actions" specified to be accomplished ("...the process is not over. We must put these plans into action.") These actions are incorporated into the Plan update so that the process of citizen involvement and institutional response will continue.

The Action relating to Historic Preservation is:

Adopt a Historic Preservation ordinance.

11.3 Goal, Objectives, Policies and Programs

The following hierarchy of the overall Goal, and supporting Objectives, Policies and Programs, reflects applicable "actions" of the "Las Vegas 2000 and Beyond" citizen's strategic planning program, and subsequent review by the General Plan Citizens Advisory Committee of the 1985 General Plan Goals, Objectives, Policies and Programs, revised to address current conditions and issues.

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective A: Promote the preservation and maintenance of structures, sites and districts of historic interest within Las Vegas.

Policy A1: Develop and maintain an inventory of historic properties.

Program A1.1: Develop guidelines and criteria, in conjunction with the City of Las Vegas Historic Preservation Commission, to identify historic districts or sites.

Program A1.2: Develop a program for the nomination of eligible historic resources to the National Register of Historic Places.

Program A1.3: Develop and monitor a listing of significant cultural resources which illustrate the historic role and contributing character of population identities within the community.

Program A1.4: By 1992, identify and maintain an inventory of structures, sites and districts that are listed on or are potentially eligible for the National Register of Historic Places.

Program A1.5: Recommend to the City Council areas that should become historic districts or sites.

Policy A2: Develop a program to become a Certified Local Government.

Program A2.1: By 1993, update the existing City of Las Vegas Historic Preservation Ordinance that will meet the requirements to become a Certified Local Government.

Objective B: Encourage community participation in the preservation planning process to achieve public understanding and support of preservation concepts and the value of cultural resources to the community.

Policy B1: Develop public awareness programs to promote public interest.

Program B1.1: Establish school programs, the publication of historical findings, and walking tours to interpret the cultural history of Las Vegas and to promote the public interest in the cultural environment.

Program B1.2: Identify and make available to the public the primary documents and collections which record and illustrate the history and development of Las Vegas.

Program B1.3: Encourage the collection, conservation and interpretation of regional history, culture, archaeology, architecture and art through museums, libraries and other publicly accessible institutions.

Objective C: Promote and encourage the use of incentives for the purpose of rehabilitation and reuse of historic resources.

Policy C1: Investigate the use of federal and state incentives pertaining to Historic Preservation.

Program C1.1: By 1993, identify, develop and distribute information dealing with State Historic Preservation Incentives.

Program C1.2: Develop a program for the implementation of Federal Incentives such as the Historic Rehabilitation Credit program and the Charitable Contribution Deduction program.

Policy C2: Investigate and develop local alternative incentive programs for the express purpose of Historic Preservation.

Program C2.1: Coordinate the development of City guidelines which would encourage the adaptive reuse of vacant and/or abandoned buildings that may have historic significance in Las Vegas.

Program C2.2: Develop amendments to the City's Zoning Ordinance which would facilitate the adaptive reuse of historic buildings.

Objective D: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Policy D1: Identify and investigate successful design guidelines for historic preservation as developed by federal agencies such as the National Park Service and by other state and local agencies.

Program D1.1: Develop a comprehensive set of design guidelines for the construction of new buildings and improvements to already existing structures.

11.4 Evaluation and Implementation Matrix

The following Historic Preservation Evaluation and Implementation Matrix (EIM - see next page) was prepared as a measurable summary of the above Historic Preservation Policies and Programs. The EIM is to be used:

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

The following abbreviations apply to Evaluation and Implementation Matrix

City	
BS	Business Activities
CA	City Attorney
CM	City Manager
CP	Community Planning & Development
DD	Design and Development
ED	Economic & Urban Development
PL	Parks and Leisure Activities
UD	Urban Development

11.4 HISTORIC PRESERVATION: EVALUATION AND IMPLEMENTATION MATRIX

POLICY (PROGRAM)	SUMMARY	RESPONSIBLE DEPARTMENTS	FY OF IMPLEMENTATION	SPECIFIC ACTION/PRODUCT	REMARKS
A1.1	Develop guidelines and criteria to identify historic sites and districts.	CP ED	1992	Guidelines and criteria for identifying historic sites and districts.	Guidelines and criteria to be developed in conjunction with the City of Las Vegas Historic Preservation Commission.
A1.2	Develop a program to nominate historic resources to the National Register of Historic Places.	CP ED	1993	A program to nominate eligible historic resources to the National Register of Historic Places.	
A1.3	Develop and maintain a list of ethnic groups and their historic role in forming the community character.	CP	1993	A list of ethnic groups and their contribution to community character.	
A1.4	Identify and maintain an inventory of historic properties.	CP	1992	An inventory of structures sites and districts listed on or eligible for the National Register of Historic Places.	
A1.5	Recommend to City Council historic districts and sites.	CP ED	1993	A recommended list of historic districts and sites.	
A2.1	Update the Historic Preservation Chapter of the Las Vegas Municipal Code to provide for the City becoming a Certified Local Government.	CP CA CM	1994	Become a Certified Local Government.	

POLICY (PROGRAM)	SUMMARY	RESPONSIBLE DEPARTMENTS	FY OF IMPLEMENTATION	SPECIFIC ACTION/PRODUCT	REMARKS
B1.1	Establish programs to interpret Las Vegas cultural history and promote public interest and support.	CP	1993	Establish school programs on local history; publish historical information; create walking tours of historic districts.	Investigate developing a Las Vegas history course at the high school level.
B1.2	Promote the contents and locations of historical collections in Las Vegas and southern Nevada.	CP	1993	Publish information on collections of Las Vegas and southern Nevada history.	Some information exists as pamphlets, and fact sheets.
B1.3	Promote the culture of Las Vegas and southern Nevada through museums and libraries.	CP PL	1992	Provide for wide distribution of information on historical museums in the Las Vegas area.	
C1.1	Identify, develop and distribute information about State of Nevada Historic Preservation Incentives.	CP	1993	Distribute information about State Historic Preservation Incentives.	
C1.2	Develop a program to implement federal incentives pertaining to historic preservation.	CP ED	1992	A program to implement federal incentives including the Historic Rehabilitation Credit and the Charitable Contribution Deduction programs.	
C2.1	Provide City strategy for the adaptive reuse of historic vacant and/or abandoned buildings.	CP BS ED DD UD CM	1992	Report outlining strategy for the adaptive reuse of vacant and/or abandoned buildings that have historic significance.	Report may address relocation, rehabilitation costs, design criteria, and community use guidelines.

POLICY (PROGRAM)	SUMMARY	RESPONSIBLE DEPARTMENTS	FY OF IMPLEMENTATION	SPECIFIC ACTION/PRODUCT	REMARKS
C2.2	Develop City Zoning Ordinance amendments to facilitate adaptive reuse of historic buildings.	CP CA	1994	An amended City Zoning Ordinance which facilitates adaptive reuse of historic buildings as well as a Historic Building Code.	
D1.1	Develop comprehensive design guidelines for new construction or existing building improvements that will preserve the historical and architectural quality of designated neighborhoods, districts, sites and landmarks.	CP DD	1994	Guidelines for construction of new buildings or building improvements in designated preservation neighborhoods, districts, sites and landmarks.	

Endnotes

1. Dames and Moore, Section 12 Cultural Resources, Draft EIS, Flood Control Master Plan, Clark County Regional Flood Control District, Vol. 1, October, 1991.
2. Charles Hall Page and Associates, Inc., Historic Preservation Inventory and Planning Guidelines, City of Las Vegas, May 31, 1978.
3. Pat Marchese, Clark County Department of Parks and Recreation, telephone interview, September 6, 1991.
4. Dr. Donald Baepler, Museum Administrator, University of Nevada, telephone interview, September 6, 1991.
5. Mark Ryzdyski, Museum Director, Clark County Heritage Museum, telephone interview and Fax of museum brochure, September 9, 1991.
6. Marian Orr, Curator, Las Vegas Natural History Museum, telephone interview and Fax of museum brochure, September 6, 1991.
7. Tom J. Schoelman, AIA, telephone interview, September 7, 1991.
8. Frank Wright, Curator of Education and Public Information, Nevada State Museum and Historical Society, telephone interview and Fax of museum fact sheet, September 9, 1991.
9. David Robrock, Librarian of Special Collections, James R. Dickenson Library, University of Las Vegas, Nevada, telephone interview and Fax of library brochure, September 10, 1991.
10. Frank Wright, Curator of Education and Public Information, Nevada State Museum and Historical Society, telephone interview and Fax of museum fact sheet, September 9, 1991.
11. Ibid.
12. Dorothy Wright, Cultural Advisor, Clark County Department of Parks and Recreation, telephone interview and Fax of Preservation Association fact sheet and newsletter, September 11, 1991.
13. Phyliss Darling, Curriculum and Instruction Officer, Clark County School District, telephone interview, September 11, 1991.

Las Vegas General Plan Land Use Element

Map 6

Southwest Sector

Proposed Future Land Use



*Single Family Unit Equivalent: See Land Use Element 2.1.5 and Table 3
Source: City of Las Vegas, Dept. of Community Planning & Development

—VEGAS DR.

WASHINGTON AVE.

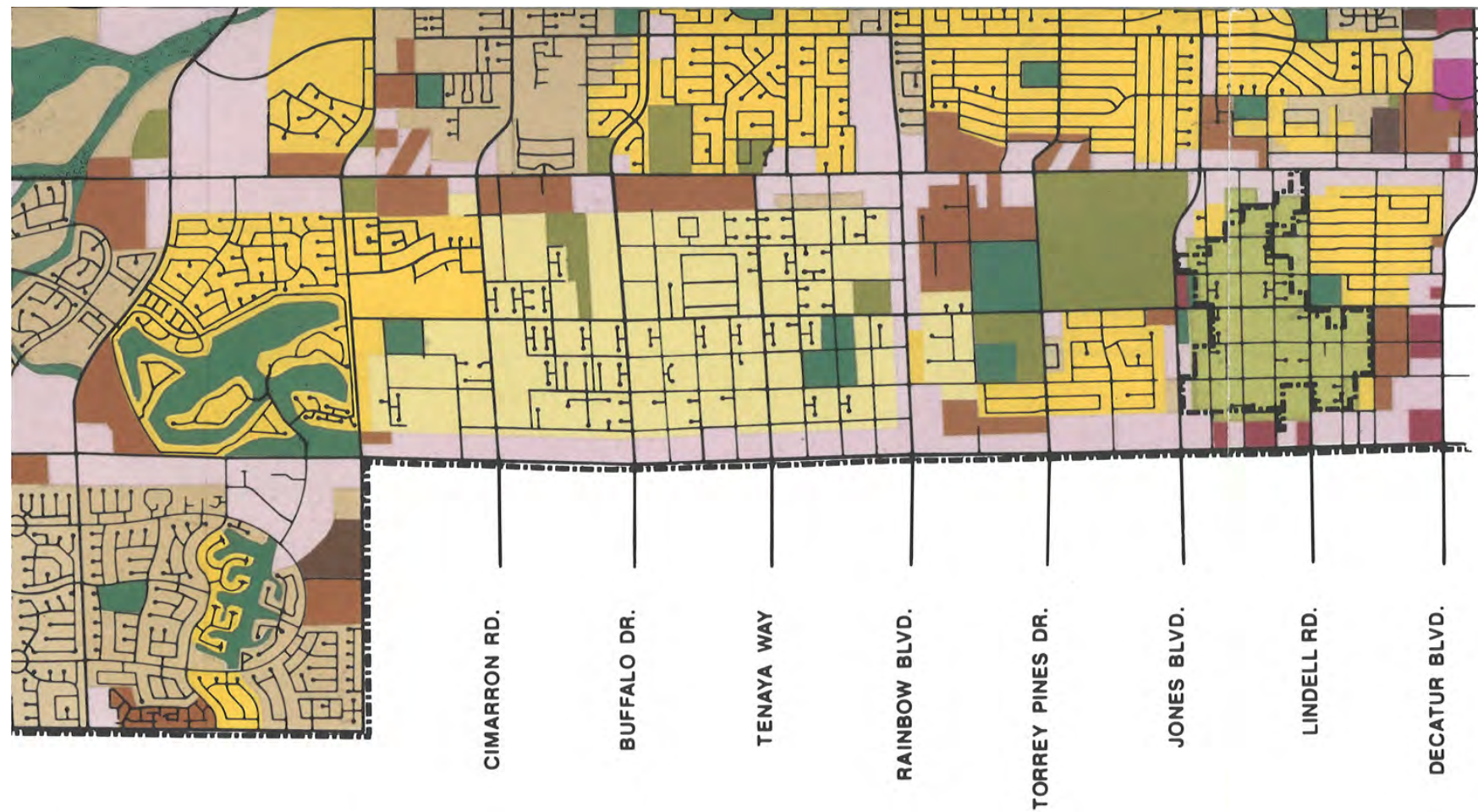
ORAN K. GRAGSON HWY.

— ALTA DR.

RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE						
DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58

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3192



RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE

DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single Family Detached	2.18	3.96	6.70	9.00	13.27	16.58
Low Rise Apartment				13.57	20.00	25.00
Single Family Attached			12.09	16.23	23.93	29.91
High Rise Apartment					37.23	46.52
Mobile Home					7.14	7.14
Hotel per Room					20.67	25.77
Motel per Room					29.78	37.22
Congregate Care/Bed				43.08	43.08	43.06

*Single Family Unit Equivalent



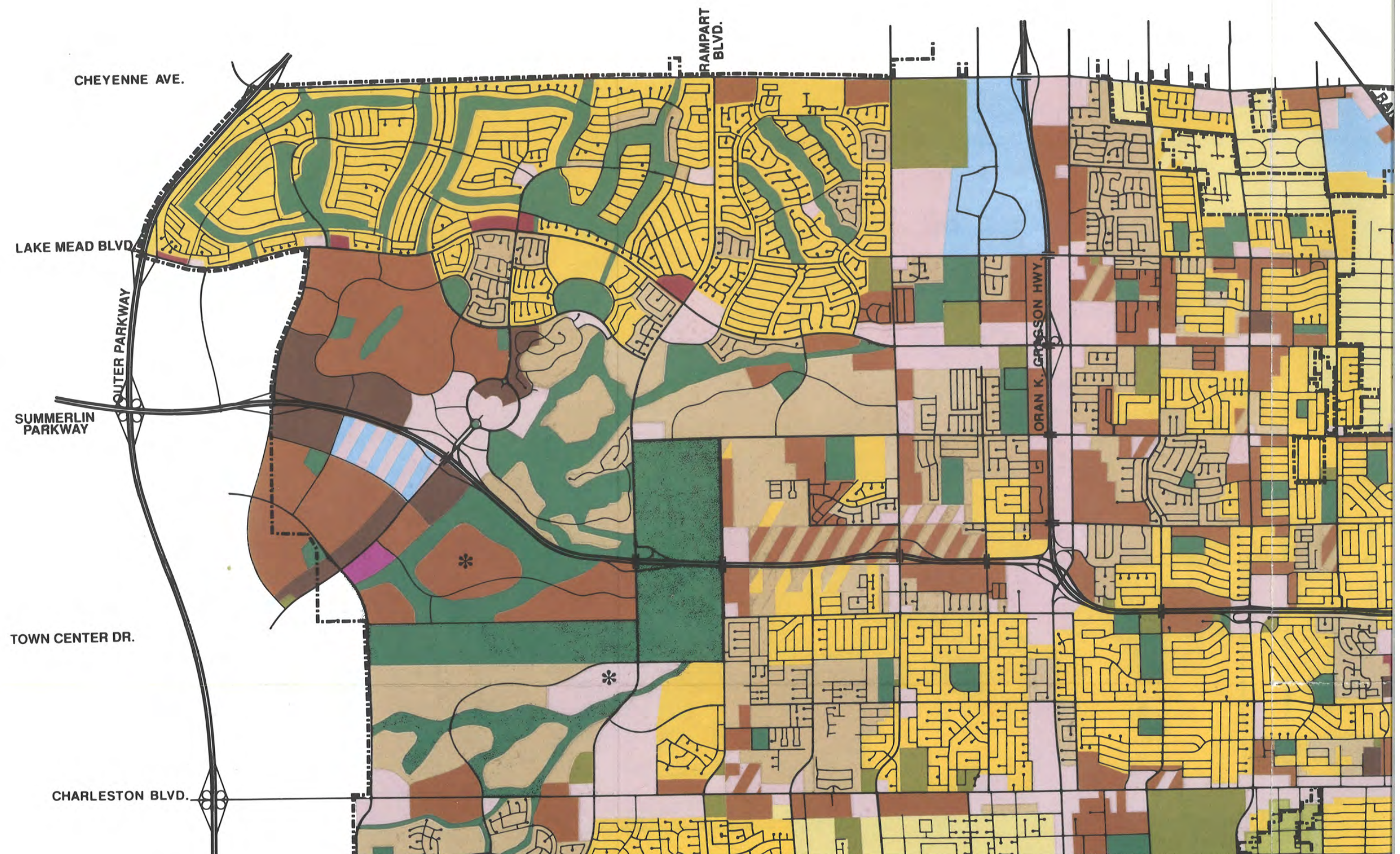
Scale in Feet

----- CITY BOUNDARIES

Adopted by the Planning Commission,
March 12, 1992

Sandra Hudgens
Chairman
Sandra Hudgens

Norman R. Standerfer
Secretary
Norman R. Standerfer,
Director, Dept. of Community Planning &
Development



CLV053376

3194

CHARLESTON BLVD.

OAKEY BLVD.

SAHARA AVE.

DESERT INN RD.

HUALPAI WAY

FORT APACHE RD.

DURANGO DR.

CIMARRON RD.

BUFFALO DR.

TENAYA WAY

RAINBOW BLVD.

TORREY PINES DR.

JONES BLVD.

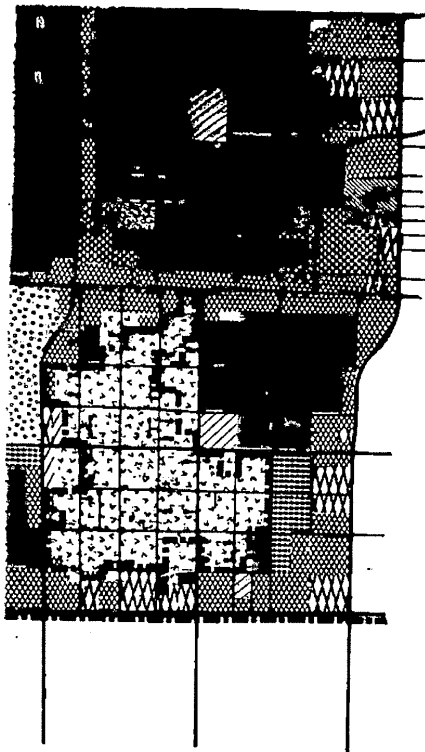
LINDELL RD.

Adopted by the Planning Commission,
March 12, 1992

Sandra Hudgens
Chairman
Sandra Hudgens

Norman R. S.
Secretary
Norman R. S.
Director, Dept.
Development

CLV053377
3195



JONES BLVD.

LINDELL RD.

DECATUR BLVD.



300 3200 4800 6400 8000

Scale in Feet

CITY BOUNDARIES

ALTA DR.

Map 6

Southwest Sector

City of Las Vegas

Proposed Future Land Use Legend

LAND USE CATEGORIES			
General Plan to Zoning Districts Conversion Guide			
This table indicates General Plan Land Use Categories and their permitted Zoning District classifications.			
CODE	General Plan Land Use Categories	Zoning Districts*	Density per acre***
DR (Desert Rural Density Residential)		R-A (Ranch Acres)	1
		M-U (Non-Urban)	2
		R-E (Residence Estates)	2
R (Rural Density Residential)		R-D (Single-Family Restricted)	3.5
		R-PD (Residential Planned Development maximum of 3** units per gross acre)	3.49
L (Low Density Residential)		R-1 (Single-Family Residence)	4.5
		R-MH (Mobile Home Residence)	4.5
		R-PD (Residential Planned Development maximum of 4** units per gross acre)	4.49
ML (Medium-Low Density Residential)		R-MHP (Residential-Mobile Home Park)	7
		R-CL (Single-Family Compact-Lot)	7.5
		R-2 (Two-Family Residence)	11
		R-PD (Residential Planned Development maximum of 11** units per gross acre)	11.49
M (Medium Density Residential)		R-3 (Limited Multiple Residence)	20
		R-PD (Residential Planned Development maximum of 20** units per gross acre)	20.49
H (High Density Residential)		R-4 (Apartment Residence)	40
		R-5 (Downtown Apartment)	83
		R-6 (High-Rise Apartment)	Flexible
		R-PD (Residential Planned Development)	Flexible
O (Office)		P-R (Professional Offices)	
SC (Service Commercial)		C-D (Designated Commercial)	
GC (General Commercial)		C-1 (Limited Commercial)	
GC (General Commercial)		C-2 (General Commercial)	
TC (Tourist Commercial)		T-C (Tourist Commercial)	
LIR (Light Industry/Research)		C-M (Commercial/Industrial)	
		C-PB (Planned Business Park)	
		M (Industrial)	
P (Parks/Recreation/OS)		C-V (Civic)	
S (School)		C-V (Civic)	
PF (Public Facilities)		C-V (Civic)	

RESIDENTIAL

COMMERCIAL

* Lower density residential zoning districts are permitted in higher density residential land use categories; less intense commercial classifications are permitted in more intense commercial districts.

** All R-PD density numerals are rounded to the nearest whole number. For instance a density ranging from 4.50 to 5.49 units per gross acre is rounded to 5, thus allowing an R-PD5 to be developed up to 5.49 units per gross acre.

*** The number identified in this category represents the estimated maximum number of dwelling units which could be developed on a parcel of land one gross acre in size, based upon the standards of the applicable zoning districts. This number varies slightly depending on the configuration of the parcel, the design of the subdivision or project, the topography, the required right-of-way dedications and other design factors.

* Gaming Facility (See Map 11: Gaming Enterprise District)

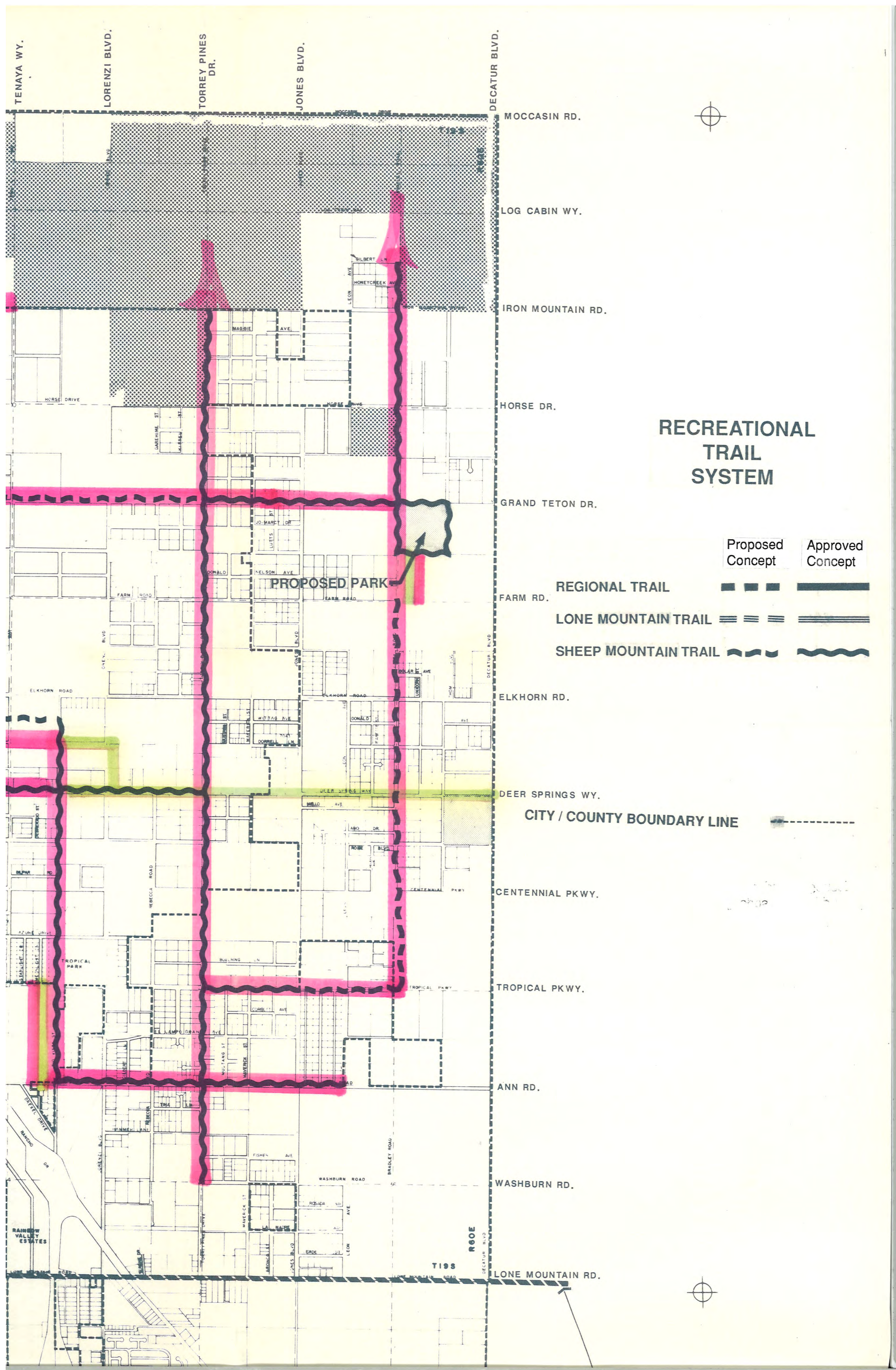
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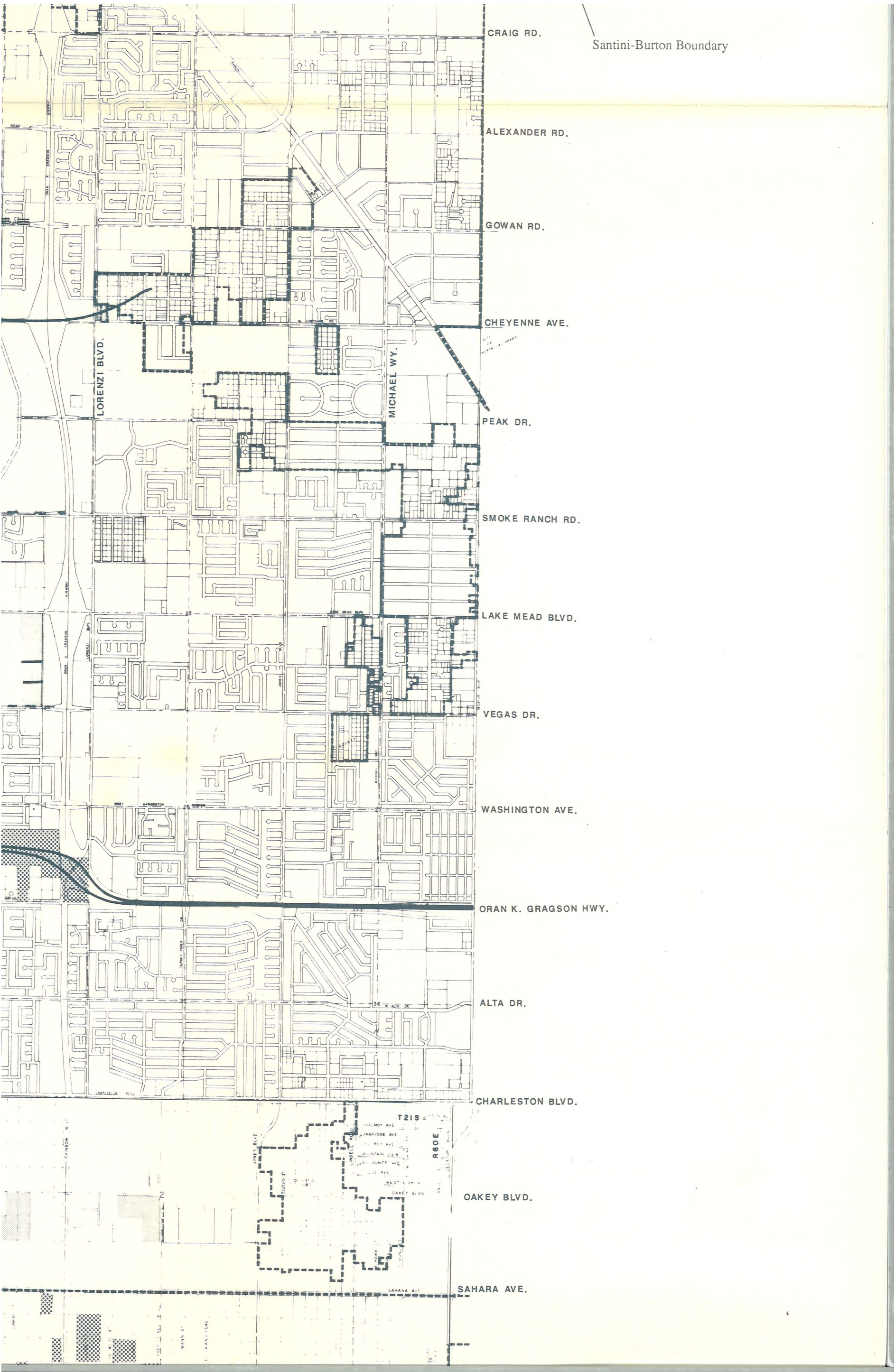
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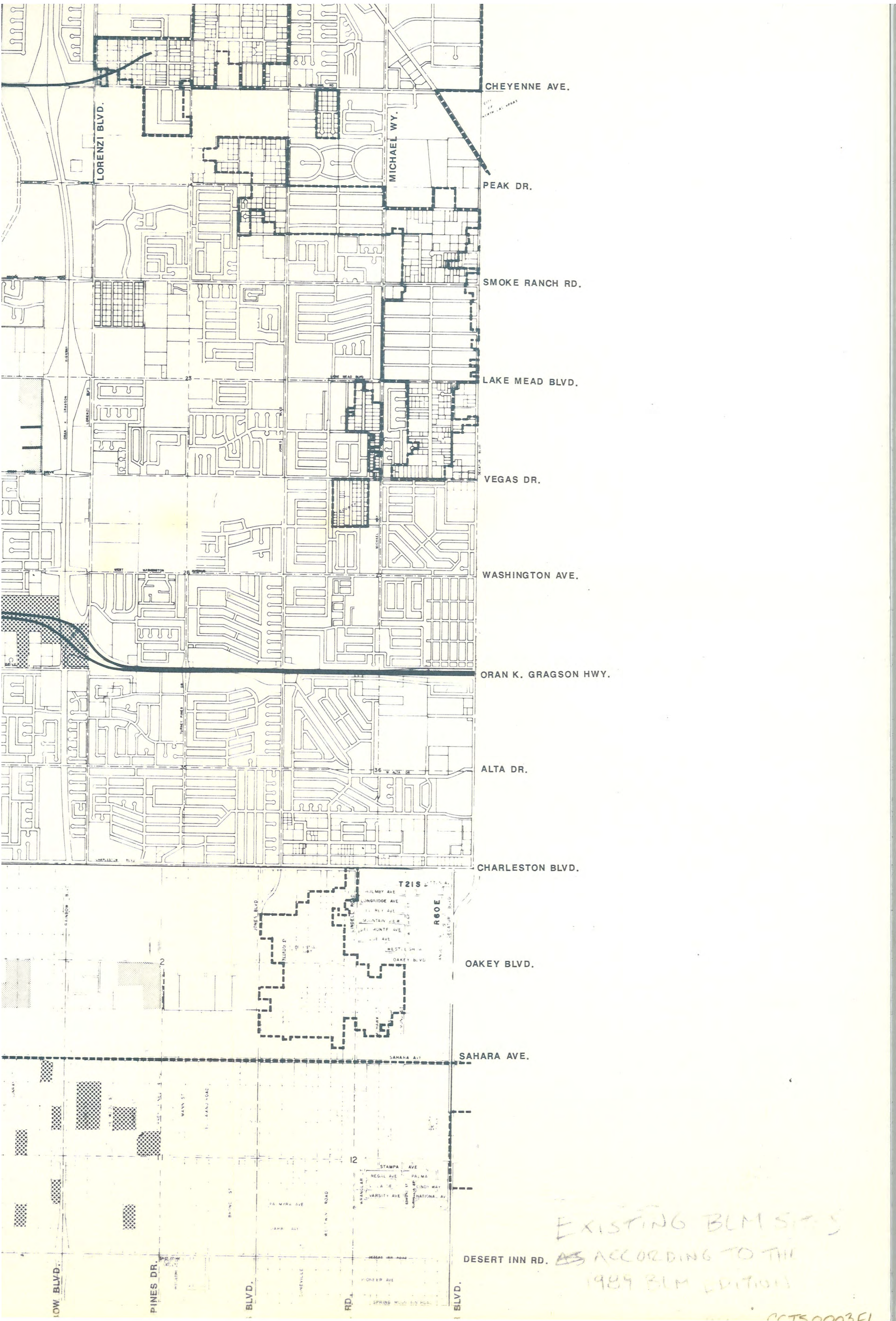
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CLV053380

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13453



To Mt. Charleston



HUALPAI WY.

GRAND CANYON DR.

FORT APACHE RD.

EL CAPITAN WY.

DURANGO DR.

CIMARRON RD.

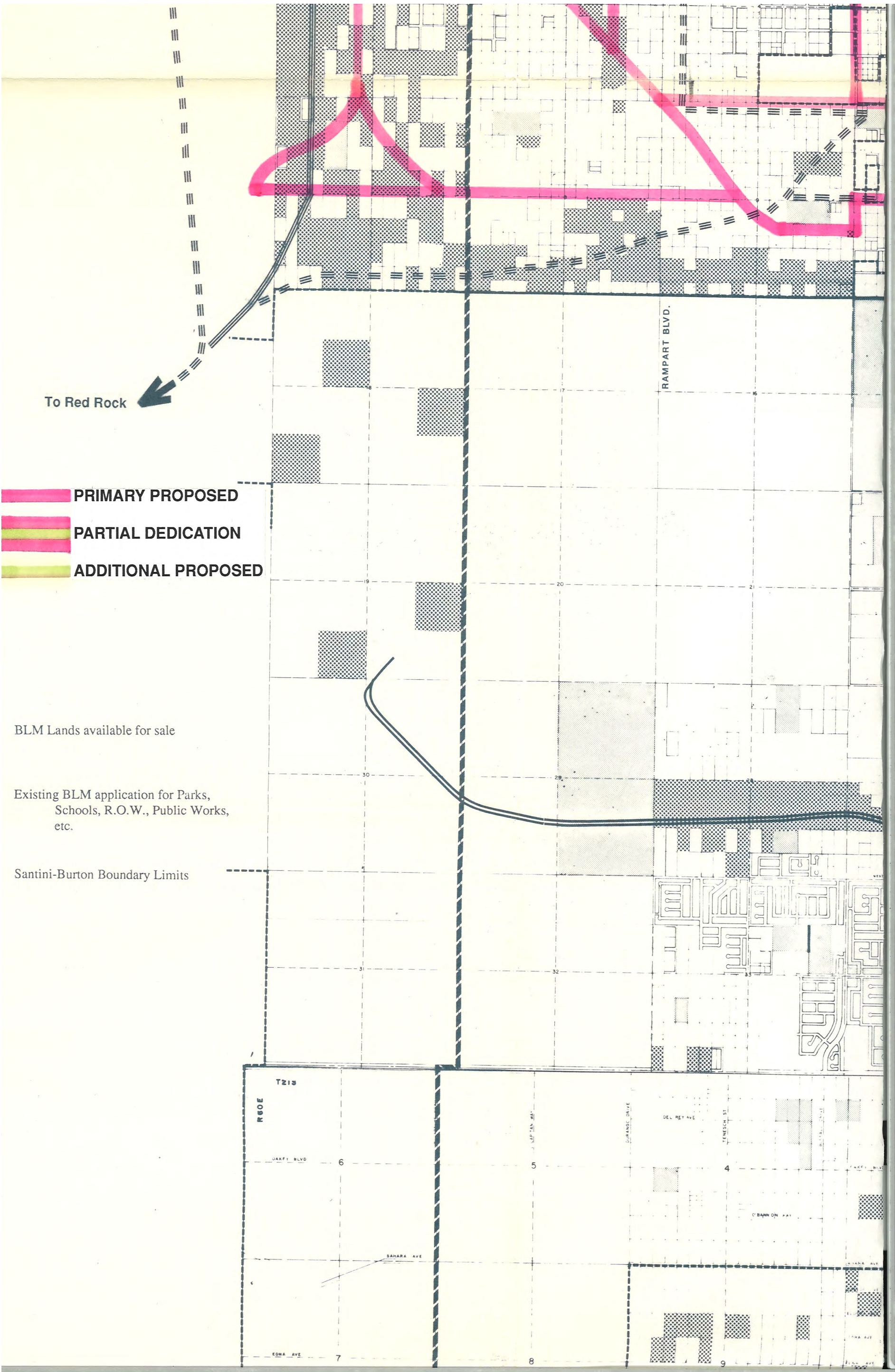
BUFFALO DR.

PROPOSED PARK

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3200

13455



CLV053383

3201

13456

