

**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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VOLUME 77, PART 3**

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**FIRST AMENDMENT**

**BILL NO. 96-109**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE GENERAL PLAN OF THE CITY OF LAS VEGAS, NEVADA, AS ADOPTED BY ORDINANCE NO. 3636, TO ADOPT AS A PART THEREOF THAT CERTAIN DOCUMENT ENTITLED THE "NORTHWEST AREA GENERAL PLAN AMENDMENT TO THE CITY OF LAS VEGAS GENERAL PLAN"; PROVIDING THAT THE PROVISIONS OF SAID AMENDMENT REPLACE AND SUPERSEDE ANY AND ALL PROVISIONS OF THE GENERAL PLAN THAT ARE INCONSISTENT THEREWITH; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by: Councilman Matthew Callister  
Summary: Adopts the Northwest Area General Plan Amendment as a part of the City's General Plan.

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

SECTION 1: The General Plan of the City of Las Vegas, Nevada, as adopted by Ordinance No. 3636 and referred to in Section 19.02.020 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adopting as a part thereof that certain document entitled the "Northwest Area General Plan Amendment to the City of Las Vegas General Plan," which was approved by the Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 199\_\_, and copies of which shall be on file in the office of the City Clerk and in the Planning and Development Department.

SECTION 2: The provisions of the Northwest Area General Plan Amendment to the City of Las Vegas General Plan shall replace and supersede any provisions of the General Plan which are inconsistent therewith.

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

1 subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more  
2 sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared  
3 unconstitutional, invalid or ineffective.

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

7 PASSED, ADOPTED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 1996.

8 APPROVED:

9  
10 \_\_\_\_\_  
11 JAN LAVERTY JONES, Mayor

12  
13 ATTEST:

14  
15 \_\_\_\_\_  
16 BARBARA JO RONEMUS, City Clerk

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APPROVED AS TO FORM:  
\_\_\_\_\_  
Date



eral Plan Elements):

1. Completion of the "Las Vegas 2000 and Beyond" strategic planning program, with the assistance of over 300 Las Vegas Valley citizens.

2. Preparation of initial draft revisions to the 1985 General Plan\* by staff of the Department of Community Planning and Development, with input from the following departments: Building and Safety, Design and Development, Detention and Enforcement, Economic and Urban Development, Fire Services, Parks and Leisure, and Public Works.

3. Appointment by City Council of an 18 member Northwest Citizens Advisory Committee to work with staff to develop an Interim Northwest Area General Plan to deal with the immediate growth concerns of this rapidly developing rural area. The Interim Plan was completed and adopted by City Council on February 20, 1991.

4. Appointment by City Council of a 35 member General Plan Citizens Advisory Committee (CAC), and formation of a General Plan Technical Advisory Committee (TAC) comprised of City department heads.

5. Review, analysis and update of the 1985 General Plan by the CAC and TAC, with support and assistance by Planning staff and staff of all related City departments and regional agencies, to include:

- background data, research and analysis, and identification of issues;
- update of the Policy Document (City-wide Goals, Objectives, Policies and Programs); and
- update of the Community Profile Document (future land use designations), including review of all City land parcels.

6. Preparation by Planning staff, and review and recommendation by CAC

and TAC, of an expanded format General Plan to include specific new Elements pertaining to:

- Land Use
- Economic Development
- Circulation
- Housing
- Community Facilities
- Urban Design
- Infrastructure
- Environmental Quality and Natural Resource Conservation
- Public Finance
- Historic Preservation

7. Preparation of an Evaluation and Implementation Matrix (EIM) for each of the above Elements to provide:

- a method of measuring the implementation progress of the General Plan;
- a budgeting document for the programs of each Element; and
- a tool for further developing work programs.

8. Aggregation of the 16 individual Community Profile Area maps into three "sector" scale proposed future land use maps (Northwest, Southwest and Southeast: see Section 2.5 in the following Land Use Section) to provide a broader scope of reference for land use relationships than was possible with the smaller land areas covered by the Community Profile maps.

9. Preparation, with input of Planning staffs of Henderson, North Las Vegas and Clark County, of a generalized Valley-wide scale Future Land Use Plan Map.

10. Concurrent review and adoption of the Downtown/West Las Vegas Development Plan in conjunction with the Department of Economic and Urban Development.

11. Introduction of a new approach to the categorization of proposed future land uses by identifying Development Intensity Levels (D.I.L.) by traffic

generation, rather than by the typical land use designations, for all land parcels. A pilot study is underway in the Southwest Sector to demonstrate the application of this process, which will be applied to residential land parcels, non-residential parcels and a combination of both.

## 1.4 Population Growth and the Need for Growth Management

The Las Vegas Valley is one of the fastest growing areas in the country. Since adoption of the previous General Plan in 1985, extensive growth has occurred, and continues, in both the City and throughout the Valley. Existing development extends beyond the projected northwest growth boundary lines shown on the 1985 General Plan for the year 2000. The population of the City of Las Vegas increased by 57% from 1980 (164,674) to 1990 (258,295). Overall Clark County had a similar rate of growth (60%), with an increase in population from 463,087 in 1980 to 741,459 in 1990. The increases in specific sectors of the City are noted in the following table:

CLV Population Changes:		
1980-1990		
Sector	Increase	% Change
SE	33,566	28
SW	57,859	186
NW	2,196	14
City-wide	93,621	57

## 1.5 Growth Management

Growth Management is a conscious government program intended to in-

\* See Appendix Volume, Chapter I, for overview of key elements of 1985 General Plan



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### 2.1 Background

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

#### 2.1.1 Relationship to Other Elements

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

##### *Community Facilities Element*

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

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

The types of community facilities required vary with the types of land uses in various locations throughout the City. For example in the rural/agricultural Northwest area, the primary interest in parks, recreation and cultural facilities is equestrian trails. These

trails will allow permanent access to the large public land (BLM and Floyd Lamb State Park) areas, in lieu of the altogether too common practice of the past of gradual urbanization surrounding equestrian developments and cutting off such access. A series of parks can be developed as nodes along these trails. In contrast, more urban type park facilities are desired in higher density areas of the City.

**Circulation Element**

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

**Infrastructure Element**

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

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

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

**Public Finance Element**

A major share of public funds is expended for infrastructure projects to support land uses. These projects range

from acquisition of rights-of-way and construction for roads and highways, wastewater treatment facilities, and acquisition of land and construction for public buildings, facilities, parks and open space.

**Economic Development Element**

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

**Housing Element**

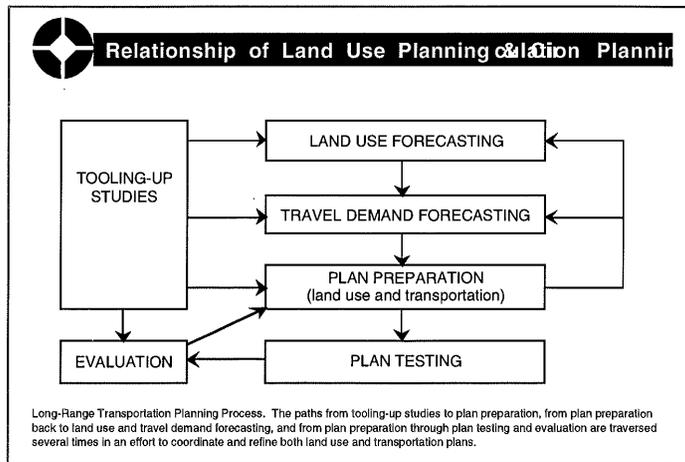
Residential land use is a major issue in the General Plan. It includes anticipation of the amount and location of a variety of housing types which provide: a choice of housing for households of diverse economic background, accessibility to employment centers and recreation areas, and site development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

**Urban Design Element**

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

**Environmental Quality and Natural Resource Conservation Element**

Figure 1



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

#### **Historic Preservation Element**

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

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

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

**Northwest Sector Generalized Existing Land Use** (Map 1). This sector has an established rural/agricultural life-

style in the area north of Cheyenne Avenue and west of Decatur Boulevard. It is concurrently experiencing active and continuing development pressure, including non-residential uses along the commercially zoned US-95 corridor. This sector has several large planned residential communities, Painted Desert, Los Prados, and Rancho Alta Mira which are shown on Map 4, Planned Communities.

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

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

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

Zoning is the major implementation tool of the General Plan. It is the

process whereby a specific Zoning District classification is assigned to a land parcel by the City Council, following recommendation by the Planning Commission. Zoning is based on the "police powers" of the community: health, safety and welfare, and in more recent years, the aesthetic\* impact of the land use. The use of land as well as the density, intensity, height, bulk, setback and associated parking needs of buildings are regulated by the Zoning District requirements. The relationship of the Zoning District classifications to the General Plan Future Land Use classification categories is shown in the following Table 2. This Table correlates the General Plan Land Use Categories with appropriate zoning district classifications. As such, each Land Use Category permits only specific zoning districts. This provides a basis for determining consistency of prospective land use development proposals as to dwelling unit density and non-residential intensity with the adopted Land Use Sector maps. Compatibility with existing uses, infrastructure capacity, urban design requirements, traffic circulation and other design factors are also considered in determining appropriateness of zoning and land use development requests. The intent is to preserve neighborhood characteristics and progressively offer a wider selection of housing types as the Land Use Categories successively become less restrictive and more intense. Based upon Nevada Case Law (Nova Horizon, Inc., v. The City of Reno) the courts have held that the Master Plan is "a standard that commands deference and a presumption of applicability." The Nevada Supreme Court has held that Master Plans in Nevada must be accorded "substantial compliance," while Nevada statutes require that the zoning authority must adopt zoning regulations that are in

\* *Berman vs. Parker*, 348 US 26, 75 Supreme Court 98, Ed. 27 (1954): "The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, and well-balanced as well as carefully patrolled."

*Table 1*

Table 2

 <b>Land Use Categories</b> Zoning District to General Plan Conversion	
The following table converts the Zoning District Classifications of the City of Las Vegas Zoning Ordinance into the comparable Land Use Designations of the General Plan	
ZONING DISTRICT CLASSIFICATION	COMPARABLE GENERAL PLAN LAND USE DESIGNATION
<b>R-A</b> (1 Du/Acre) (Ranch Acres) <b>R-E</b> (2 Du/Acre) (Residential Estates)	<b>D-R</b> (Desert Rural) $\leq 2.18$ SFUE*/net Acre
<b>R-E</b> (2 Du/Acre) (Residential Estates) <b>R-D</b> (3 Du/Acre max.) (Single Family District) <b>R-PD</b> (3.96 Du/Acre) (Res. Planned Development)	<b>R</b> (Rural Density Residential) $\leq 0-3.96$ SFUE*/net Acre
<b>R-1</b> (4-5 Du/Acre) (Single Family) <b>R-D</b> (4 Du/Acre max.) (Single Family District) <b>R-PD</b> (3-6.7 Du/Acre) (Res. Planned Development) <b>R-MH</b> (4-5 Du/Acre) (Mobile Home Residential) <b>R-CL</b> (3-6.7 Du/Acre)	<b>L</b> (Low Density Residential) $\leq 6.70$ SFUE*/net Acre
<b>R-CL</b> (Single Family Compact Lot Residential) <b>R-2</b> (Two Family Residential) <b>R-PD</b> (9 SFUE) (Res. Planned Development) <b>R-MHP</b> (Residential Mobile Home Park)	<b>ML</b> (Medium Low Density Residential) $\leq 9$ SFUE/Gross Acre
<b>R-3</b> (Limited Multiple Residence) <b>R-PD</b> (13.27 SFUE) (Residential Planned Dev.)	<b>M</b> (Medium Density Residential) $\leq 13.27$ SFUE/Gross Acre
<b>R-4</b> (Apartment Residence) <b>R-5</b> (Downtown Apartment) <b>R-6</b> (High-rise Apartment) <b>R-PD</b> (16.58 SFUE) (Res. Planned Development)	<b>H</b> (High Density Residential) $\leq 16.58$ SFUE/Gross Acre
<b>P-R</b> (Professional Offices & Parking) <b>C-D</b> (Designed Commercial) <b>C-1</b> (Limited Commercial)	<b>SC</b> (Service Commercial/Office)
<b>G-2</b> (General Commercial)	<b>GC</b> (General Commercial)
<b>G-2</b> (General Commercial)	<b>TC</b> (Tourist Commercial)
<b>C-M</b> (Commercial/Industrial) <b>C-PB</b> (Planned Business Park) <b>M</b> (Industrial)	<b>LIR</b> (Light Industry/Research)
<b>G-V</b> (Civic)	<b>P</b> (Parks/Recreation) <b>S</b> (School) <b>PF</b> (Public Facility)

Single Family Unit Equivalent

GP-LU-Table 2-ns Conversion; NS:pm/12-30-94

substantial agreement with the Master Plan.

### 2.1.4 Development Intensity Level Land Use Classification

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

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

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

- A) **BOLD TYPE** — indicates maximum permitted density or intensity of primary land use.
- B) Regular Type — indicates range of secondary permitted land uses and equivalent maximum density or intensity of land uses

which are consistent without a formal Plan amendment:

- C) Blank — indicates the use is not permitted in the Land Use Classification category. A formal Land Use Plan amendment is required prior to rezoning.

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

The land use classification system used in this element has been designed to address initial recommendations for transition to a completed Development Intensity Level (DIL) system. This initial land use classification system introduces the concept of residential housing type traffic impact equivalents. These residential equivalents are referred to as "single family unit equivalents" or "SFUE's."

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

### 2.1.54 General Plan Land Use Classification System

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

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

**Desert Rural Density Residential (DR)** (~~≤ 2.18 SFUE/net ac~~)(~~2 du/gross acre~~). The Desert Rural Density residential category allows a maximum of two 2 dwelling units per net gross acre. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. Lot sizes range from 20,000 to 40,000 square feet and greater. (The primary application of this category is in the Northwest Sector).

**Rural Density Residential (R)** (~~← 3.96 SFUE/net ac~~)(~~3.5 du/gross acre~~). The Rural Density Residential category allows a maximum of three plus 3.5 dwelling units per net gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size, ranging from 11,000 to 40,000 square feet and greater. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.) For a more detailed explanation of uses allowed in the Rural Density Residential (R) category and in the following Low Density Residential (L)

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

category, as well as for a comparison of the City of Las Vegas vs. Clark County Zoning Regulation procedures for the DR and R categories, see the Land Use Section of the Appendix Volume of the General Plan)

**Low Density Residential (L)**

(~~< 6.70 SFUE/net ac~~) (4.5 du/gross acre). The Low Density Residential category allows up to 6.7 a maximum of 4.5 dwelling units per net gross acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Lot sizes range from ~~6,500 to 11,000 square feet~~ and greater. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The primary application of this category is in the Southwest and Southeast sectors.)

**Medium Low Density Residential (ML)**

(~~< 9.0 SFUE/gross ac~~) (11 du/gross acre). The Medium Low Density Residential category permits up to 9 SFUE a maximum of 11 du per gross acre. This density range permits a mixture of housing types: single family detached, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. Lot sizes range from ~~3,200 to about 6,500 square feet~~ and greater. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as in-fill.)

**Medium Density Residential (M)**

(~~< 13.27 SFUE/gross ac~~) (20 du/gross acre). The Medium Density Residential category permits up to 13.27 SFUE a maximum of 20 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and

Southeast sectors, situated along Primary and Secondary streets, with a large concentration along the "west leg" of the Oran K. Gragson Highway.)

**High Density Residential (H)**

(~~< 16.58 SFUE/gross ac~~) (83 du/gross acre). The High Density Residential category permits up to 16.58 SFUE a maximum of 83 dwelling units per gross acre with the exception of high rise apartments which has no specific limit. (This category is generally found as low rise apartments in the "Downtown Area" and other areas of relatively intensive urban development in the Southeast Sector.) This category also ~~permits traffic equivalent non-residential land use to occur~~.

**Office (O):-Proposed-New-Category)**

~~Office uses are now included in the Service and General Commercial categories. However it is important to plan for suitable Office uses in the General Plan as a transitional buffer between residential and commercial areas. The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted office uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.~~

**Service Commercial (SC)**

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

**General Commercial (GC)**

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

**Tourist Commercial (TC)**

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

**Light Industry/Research (L I/R)**

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

**Parks/Recreation/Open Spaces (P)**

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

**Schools (S)**

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

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

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

## **2.2 Issues**

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

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

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

The unprecedented, and continuing, rapid rate of growth in the City and throughout the Valley, has raised concerns for future growth and land use patterns related to the future availability of water and the resulting impact on the future population that is sustainable. This water supply issue needs to be addressed in the land use plans of the City, and of all Las Vegas Valley jurisdictions.

The Land Use Element of the General Plan guides the provision of services,

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

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

Approximately 32,000 additional acre feet of water per year will be available to the Las Vegas Valley Water District for the foreseeable future (this is prior to savings from conservation, which take some time to effectively implement). The Las Vegas Valley Water District estimates that a typical single family residence for a family of four consumes 0.87 acre feet per year. Therefore, for the City's share (est. at 7,500 ac. ft.), it is estimated that there is only enough additional water for approximately 8,600 additional dwelling units, which, at an average household size of 2.55, equates to 22,000 additional residents, if no other uses were permitted.

Adding a population potential of

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

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

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

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

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

**B. Commercial Land Use:** Provide the amount and location of commercial land use required to serve the projected population. Expanding the commercial center concept of the 1985 General Plan will place emphasis on planned centers with designated service areas, rather than on continuing strip commercial development along major thoroughfares.

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

\* *Summerlin Planning Report, July 15, 1991*

*Table 3*

industries.

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

1. A low intensity category to provide a buffer and transition between low density, single family detached residential uses and other more intense land uses, such as retail commercial, which typically have late night operations and trash storage and pick-up areas in the rear yards;
2. A high intensity planned office category, as opposed to commercial categories which allow office uses as a permitted use. However, mixed land uses can be accommodated with proper urban design guidelines and controls.

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

#### **Issue 4: Neighborhood Scale Planning**

An important process for implementing the General Plan is the concept of Neighborhood Planning, as outlined in the Las Vegas 2000 and Beyond strategic planning program. Neighborhood planning needs to be addressed at three different levels throughout the City: stabilization, to prevent deterioration of newer neighborhoods; improvement (revitalization), for older neighborhoods; and redevelopment.

The Neighborhood Planning Program would identify and prioritize potential neighborhoods and neighborhood groups throughout the City for follow-on neighborhood scale planning. It would also identify and prioritize potential "corridor" study areas throughout the City. This could include protection of the functionality of the roadway corridors by determining development standards. An example of the need for such corridor studies is the US 95 corridor in the Northwest Sector, to develop a more efficient and environmentally satisfactory alternative to the existing commercially zoned (1,320 foot wide) corridor by planning "nodes" of commercial/mixed use development, the spacing of which would be dependent upon the size of the commercial "service" areas.

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

#### **Issue 5: Alternatives to Urban Sprawl**

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

- A. Developing new options to allow, and encourage, creative mixed land use developments (residential and nonresidential) which would bridge existing regulatory gaps: the existing Residential Planned Development (R-PD) zoning district is applied primarily to the planning of single family residential subdivisions; the Planned Community (PC)

zoning district is applicable only to large (3,000 acres under one ownership) mixed use developments.

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

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

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

The unprecedented growth in the City of Las Vegas, and throughout the Las Vegas Valley, requires closer coordination of land use planning, and re-

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lated circulation/transportation planning among all Las Vegas Valley jurisdictions. The future land use plans of all adjacent Las Vegas Valley jurisdictions needs to be coordinated to ensure compatibility along boundaries and to ensure equitable and efficient provision of services.

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

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

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## 2.3 Goal, Objectives, Policies and Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Program C1.1:** Define and designate urban, suburban and rural residential land use areas; by specifying land use categories which contain permitted, compatible zoning districts which specify minimum lot frontages and

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areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## 2.4 Evaluation and Implementation Process

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

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

#### A. Plan Consistency Policies

It is the intent of the City Council that:

1. All parcels of land within the City of Las Vegas which are designated in a residential land use category in the Land Use Plan shall be appropriately zoned for a density of dwelling units density and a lot area and frontage which ~~is~~ are compatible with surrounding residential uses and

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

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

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

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

tent with existing zoning or a proposed zoning district which would be consistent with the adopted Land Use Plan without necessity for an amendment public hearing.

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

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

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

1. The network of regional and local streets and highways will have the capacity to serve the proposed development at an acceptable Level of Service. For purposes of this section, an acceptable level of service shall be determined by the City Council

and may vary by type of street or location. Unless otherwise adopted by the City Council, no level of service shall be established on a designated street or highway which results in a peak hour travel capacity below Level of Service D.

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

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

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

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

The following abbreviations apply to the Evaluation and Implementation Matrix

#### *City Departments*

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

#### *Other Agencies/Jurisdictions*

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

1 BILL NO. 92-2

2 ORDINANCE No. 3636

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

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

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

15 SECTION 1: The General Plan of the City of Las  
16 Vegas, Nevada, adopted by the Planning Commission on December 12,  
17 1991, and approved for adoption by the City Council on the 1st  
18 day of April, 1992, is hereby adopted as the master plan  
19 for the City as required by Chapter 278 of Nevada Revised Stat-  
20 utes (NRS). The General Plan includes mandatory and optional  
21 elements described in NRS Chapter 278 and includes text, future  
22 land use maps, the Downtown Development Plan, and the Master Plan  
23 of Streets and Highways. The General Plan shall be on file in  
24 the office of the Department of Community Planning and Develop-  
25 ment.

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

29 19.02.020: (A) This Title is adopted in order to conserve and  
30 promote the public health, safety, morals and general welfare of  
31 the City and the present and future inhabitants of the City.

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

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

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

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

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

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

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

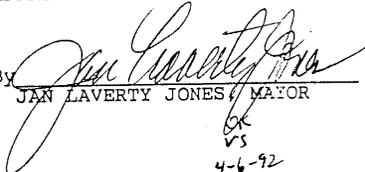
10 SECTION 6: All ordinances or parts of ordinances,  
11 sections, subsections, phrases, sentences, clauses or paragraphs  
12 contained in the Municipal Code of the City of Las Vegas, Nevada,  
13 1983 Edition, in conflict herewith are hereby repealed.

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

16 APPROVED:  
17  
18 BY *Jan Lavery Jones*  
19 JAN LAVERTY JONES, MAYOR  
20 *OK*  
21 *PS*  
22 *4-6-92*

19 ATTEST:  
20 *Kathleen M. Tighe*  
21 KATHLEEN M. TIGHE, CITY CLERK  
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1 The above and foregoing ordinance was first proposed and  
2 read by title to the City Council on the 5th day of February,  
3 1992, and referred to the following committee composed of  
4 Full Council and \_\_\_\_\_  
5 for recommendation; thereafter the said committee reported  
6 favorably on said ordinance on the 1st day of April, 1992,  
7 which was a regular meeting of said Council; that at said  
8 regular meeting, the proposed ordinance was read by  
9 title to the City Council as first introduced and adopted by the  
10 following vote:  
11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson and Hawkins Jr.  
12 VOTING "NAY": NONE  
13 ABSENT: Mayor Jones

14 APPROVED:  
15  
16 By   
17 JAN LAVERTY JONES, MAYOR  
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ATTEST:  
  
KATHLEEN M. TIGHE, CITY CLERK

RESOLUTION

1  
2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA TO AMEND  
3 THE GENERAL PLAN, PURSUANT TO ORDINANCE NO. 3636.

4 WHEREAS, the City Council of the City of Las Vegas adopted the General  
5 Plan of the City of Las Vegas by Ordinance No. 3636, effective April 5,  
6 1992; and

7 WHEREAS, this Plan was adopted to protect the character, social  
8 advantages and economic stability of the residential, commercial, industrial  
9 and other areas within the City and to assure the orderly, efficient and  
10 beneficial development of such resources; and

11 WHEREAS, the General Plan adopted by Ordinance may generally be  
12 amended by resolution of the Planning Commission and the City Council; and

13 WHEREAS, the General Plan contains language within the Land Use  
14 Element which is contradictory in its application among specified land use  
15 designations, and which may cause confusion in the review and implementation  
16 of the Plan through the zoning process; and

17 WHEREAS, staff of the Department of Community Planning and Development  
18 recommends that the General Plan be amended as set forth in this Resolution  
19 to resolve any inconsistency and avoid confusion; and

20 WHEREAS, the Planning Commission, at its meeting of July 9, 1992 did  
21 approve the staff recommendation to modify the language as specified below.

22 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las  
23 Vegas, Nevada, that:

24 1. The term "net", whenever used in the maps and text identified in  
25 Paragraphs (a) and (b), is deleted and replaced by the term "gross"

26 a. The adopted Map 5, Northwest Sector, "Proposed Future Land  
27 Use" Legend; Map 6, Southwest Sector, "Proposed Future Land Use" Legend; and  
28 Map 7, Southeast Sector, "Proposed Future Land Use" Legend; and

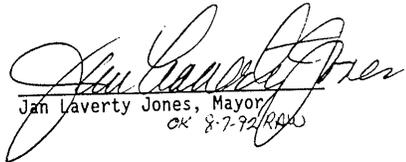
29 b. The text of the General Plan Land Use Element, Section II,  
30 page II-5, Table 2, references on the 'D-R', 'R', 'L' categories; pages II -  
31 6, 7, Section 2.1.5 "General Plan Land Use Classification System" for the  
32 following classifications "Desert Residential Rural", "Rural Density

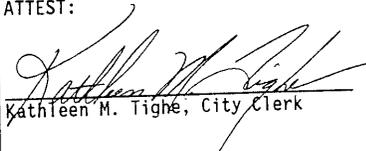
1 Residential" and "Low Density Residential".

2 2. Page II - 15, Section 2.4.1.A. "Plan Consistency Policies",  
3 Subsection 1 is amended to read as follows:

4  
5 "1. All parcels of land within the City of Las Vegas which are designated  
6 in a residential land use category in the Land Use Plan shall be  
7 appropriately zoned for a density of dwelling units which is compatible with  
8 surrounding residential uses and which does not exceed the maximum gross  
9 density set forth in the Land Use Classification System; except in the case  
10 of large scale planned development projects, where certain parcels may  
11 exceed maximum Land Use Plan densities on a [net] gross acre basis, provide  
12 the total gross project density per acre does not exceed that provided under  
13 the Land Use Plan."

14 (NOTE: Bracketed text to be deleted; underlined text is to be added)  
15 PASSED, APPROVED AND ADOPTED this 5<sup>th</sup> day of August, 1992.

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17   
18 Jan Laverty Jones, Mayor  
OK 8-7-92/RAJ

19 ATTEST:  
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22 Kathleen M. Tighe, City Clerk

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**Stephen George**

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**From:** Val Steed  
**Sent:** Thursday, October 03, 1996 7:45 AM  
**To:** Stephen George  
**Subject:** This Morning's Meeting

I will not be attending this morning's meeting. My wife is having her wisdom teeth removed and it turns out they won't let her drive herself home afterwards, so I get to be the chauffeur. If I remember right, the meeting is about what vehicle is used to amend the General Plan.

A comprehensive amendment must be done by ordinance. Any other may be done by resolution. Our practice has been to do site-specific GPA's without a written resolution (i.e., the vote for approval consists of the "resolution").

There is obviously not any magical formula to any of this. One could do all amendments by ordinance. One could do all minor amendments by written resolution. One could use great imagination in deciding when an amendment is comprehensive and when not, for purposes of the ordinance requirement. My advice has always been: if your amendment is controversial from a policy point of view or if you would really hate to lose your amendment in court, you err on the side of formality. Therefore, if you amend the Plan to do the whole Northwest area, you definitely do a written resolution, and you even consider doing an ordinance. If you down-plan somebody's property, you probably do a written resolution (at least). However, if you do a site-specific GPA that is not controversial or that you really don't care if it's invalidated (probably the case with most of them), you kind of figure "why go the trouble of doing a written resolution"? I hope some of this will help.

## I N T E R - O F F I C E   M E M O R A N D U M

September 6, 1996

<b>TO:</b> Steve George	<b>FROM:</b> Donna H. Kristaponis
<b>SUBJECT:</b> Meeting Summary	<b>COPIES TO:</b> Brad Jerbic Larry Barton Lynn Macy Robert Baggs 

Thank you for meeting with me at a moment's notice yesterday. When I learned that both the UMC and the West Las Vegas Plans were adopted by resolution instead of by ordinance, I was concerned both generally and specifically since an application in the UNC area has just been submitted. The application is consistent with the General Plan and inconsistent with the UMC Plan. Staff was feeling not just a little frustrated in determining how to handle the application. My feeling is that unless these subsequent area plans are adopted by ordinance and officially replace the appropriate sections of the General Plan, we're going to continue to have these inconsistencies and potential legal entanglements. As it is, I think the Planning Commission will be upset when they find out that the "old" General Plan, still in effect for the area, controls the land use and regulation for the area. Staff did explain the waiver process to the applicant, and we'll all hope the Commission and Council support the waiver. Thanks for agreeing to work with me to fix the problem.

Another issue this application raises is the continuing need for a "planned" district or "special" district to implement the UMC Plan, and any others, into the City Code. No base zoning district in the current code can be utilized: the plan contains development restrictions which are inconsistent with the base districts. Hence, we really need to get the new enabling legislation on line. I know it got mixed up with the discussions on the Union Pacific property; but, again we need to get moving.

This issue of adopting plans by ordinance rather than by resolution will come up again with the Council's consideration of the Northwest Land Use Plan. I've asked staff, specifically Robert Baggs, to insure that everything that needs to be done to amend the General Plan is done. I see no reason to ask Council to act on a plan twice; do you?

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA TO AMEND THE GENERAL PLAN, PURSUANT TO ORDINANCE NO. 3636.

WHEREAS, the City Council of the City of Las Vegas adopted the General Plan of the City of Las Vegas by Ordinance No. 3636, effective April 5, 1992; and

WHEREAS, this Plan was adopted to protect the character, social advantages and economic stability of the residential, commercial, industrial and other areas within the City and to assure the orderly, efficient and beneficial development of such resources; and

WHEREAS, the General Plan adopted by Ordinance may generally be amended by resolution of the Planning Commission and the City Council; and

WHEREAS, the General Plan contains language within the Land Use Element which is contradictory in its application among specified land use designations, and which may cause confusion in the review and implementation of the Plan through the zoning process; and

WHEREAS, staff of the Department of Community Planning and Development recommends that the General Plan be amended as set forth in this Resolution to resolve and inconsistency and avoid confusion.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Las Vegas, Nevada, that:

1. The term "net", whenever used in the maps and text identified in Paragraphs (a) and (b), is deleted and replaced by the term "gross"

a. The adopted Map 5, Northwest Sector, "Proposed Future Land Use" Legend; Map 6, Southwest Sector, "Proposed Future Land Use" Legend; and Map 7, Southeast Sector, "Proposed Future Land Use" Legend; and

b. The text of the General Plan Land Use Element, Section II, page II-5, Table 2, references on the 'D-R', 'R', 'L' categories; pages II -6, 7, Section 2.1.5 "General Plan Land Use Classification System" for the following classifications "Desert Residential Rural", "Rural Density Residential" and "Low Density Residential".

2. Page II - 15, Section 2.4.1.A. "Plan Consistency Policies", Subsection 1 is amended to read as follows:

"1. All parcels of land within the City of Las Vegas which are designated in a residential land use category in the Land Use Plan shall be appropriately zoned for a density of dwelling units which is compatible with surrounding residential uses and which does not exceed the maximum gross density set forth in the Land Use Classification System; except in the case of large scale planned development projects, where certain parcels may exceed maximum Land Use Plan densities on a net acre basis, provide the total gross project density per acre does not exceed that provided under the Land Use Plan."]

(NOTE: Bracketed text to be deleted; underlined text is to be added)

3. This amendment shall become effective upon approval by the City Council of a resolution to the same effect.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of July, 1992

\_\_\_\_\_  
Sandra Hudgens, Chairman

ATTEST:

\_\_\_\_\_  
Norman R. Standerfer, Secretary

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**13487**

## INTER-OFFICE MEMORANDUM

July 2, 1992

<b>TO:</b>  JOHN SCHLEGEL	<b>FROM:</b>   FRANK REYNOLDS
<b>SUBJECT:</b>  LAND USE AMENDMENTS/ZONING REQUESTS IN THE DOWNTOWN DEVELOPMENT PLAN AREA (Z-50-92)	<b>COPIES TO:</b>  ROBERT GENZER RON HANSEN

The requested rezoning (Z-50-92) from R-4, Apartment Residence District, to R-5, Downtown Apartment District, is in conformance with the Downtown Development Plan.

The site of this rezoning on Eleventh Street, south of Bridger Avenue, has the Downtown Development Plan district designation of Medium to High Density Residential Rehab. (21A). Proposed future land uses for this plan area consist of M - Medium Density Residential, H - High Density Residential and SC - Service Commercial. Appropriate corresponding zonings consist of R - 3, 4, 5, & 6 as well as P-R and C-D.

The table, "Downtown Development Plan - Comparisons of District Designations, Land Use and Zoning" has been attached for your preliminary reference. This table is correct except for the Town Center and Neighborhood Corridor District designations which maybe revised. The Department of Economic and Urban Development has also asked for a legal opinion as to whether they can selectively list the corresponding zoning districts represented by the SC - Service Commercial land use category.

FR:jg  
Attachment

# Downtown Development Plan

## Comparisons of District Designations, Land-Use and Zoning

Re-Develop. Plan Map Section	District Designation	Map #	Proposed Future Land Use	Appropriate Corresponding Zoning
510.1	Low Density Residential (3-6 DU's/Ac.)	1	L, SC, PF	R-1, C-D, C-V
510.2	Medium Low Density Residential (6-12 DU's/Ac.)	-	ML, PF, SC	R-CL, R-2, C-V, C-D
510.3	Medium Density Residential (12-20 DU's/Ac.)	2	M, PF, SC	R-3, C-V, P-R, C-D
-	Commercial and Medium Residential	3	SC, M, PF	P-R, C-D, C-1, R-3, C-V
510.4	High Density Residential (20+ DU's/Ac.)	-	H, PF, SC	R-4, R-5, R-6, C-V, C-D
510.5	General Commercial	-	GC, LI/R	C-2, C-M, M
510.6	Service Commercial	4	SC	C-1
-	Residential Servicing Service Commercial	5A 5B 5C 5D	SC, PF SC, PF SC, H SC	C-1, P-R, C-V C-1, P-R, C-V C-1, P-R, R-4 C-1, P-R
510.7	Tourist Commercial	6	TC, SC	TC (C-2), C-D
-	Las Vegas Blvd. Tourist Commercial	7	TC, SC	TC (C-2), C-D
510.8	Employment/Industrial	8A 8B	LI/R, GC LI/R, GC	C-M, M, C-2 C-M, M, C-2
510.9	Civic	9A 9B	PF PF	C-V C-V
510.10	Neighborhood Infill	10	M, H, SC, (GC), TC, PF	R-3-6, C-D, TC, (C-2) C-V
510.11	Residential Infill	11A 11B 11C	ML, L, SC ML, L, SC L	R-2, R-CL, R-1, C-D R-2, R-CL, R-1, C-D R-1
510.12	Region Serving Support Business	12A 12B	SC, H SC	C-1, R-4 C-1
510.13	Region Serving Support Center	13	SC	C-1
510.14	Town Center	14	SC, PF	C-1, C-V
510.15	Neighborhood Corridor	15	SC, PF	C-1, P-R, C-V

Rev 7-2-92/DwntwnDevipm:npl;in

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**13489**

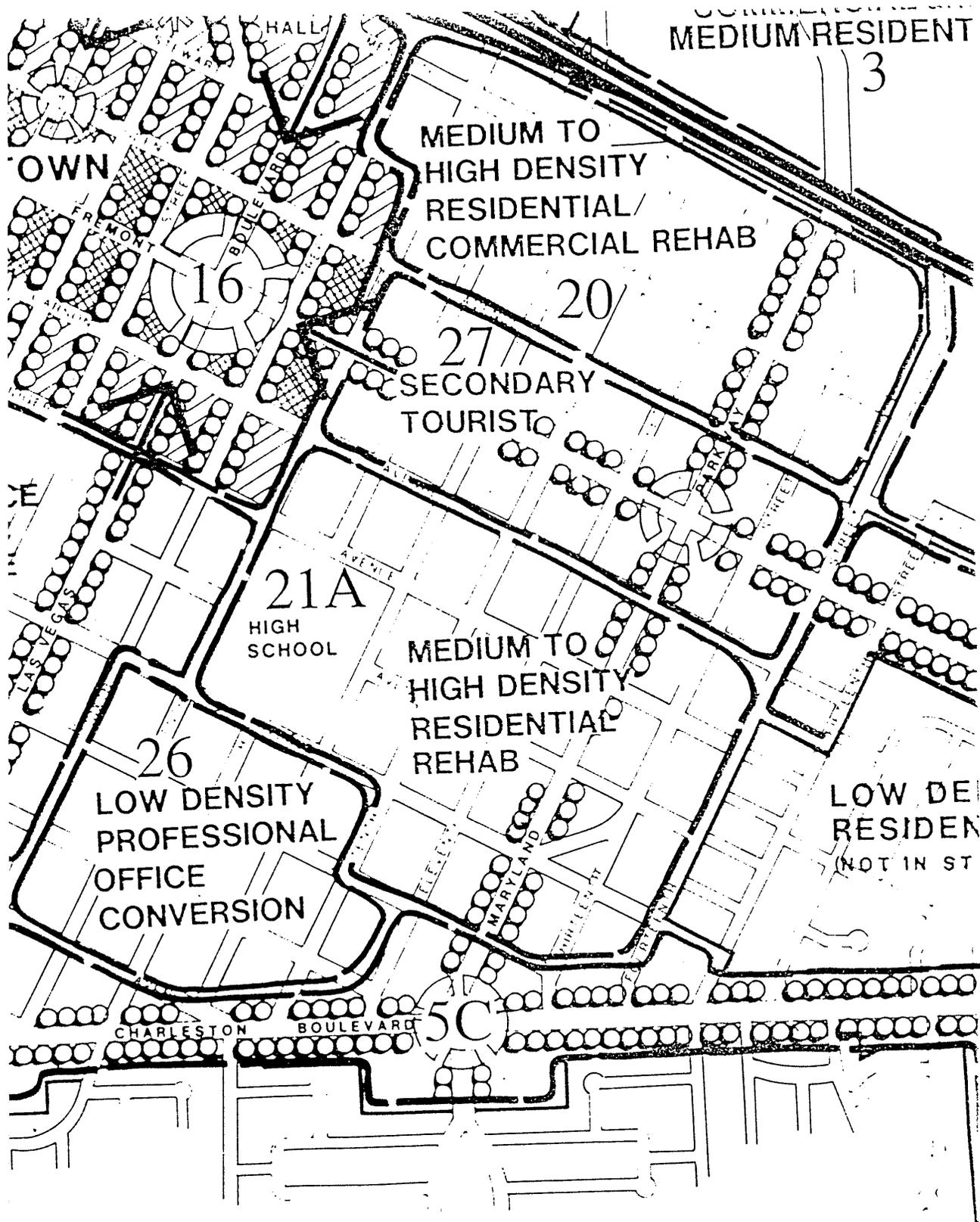
## Downtown Development Plan (Continued)

Re-Develop. Plan Map Section	District Designation	Map #	Proposed Future Land Use	Appropriate Corresponding Zoning
510.16	Downtown Core	16	SC,GC, TC, PF	C-1, C-2, TC, C-V
510.17	Office/Civic Core	17	GC, SC, PF,(O)	C-2, C-1, C-V
510.18	Mixed Use	18A	GC, TC, SC, M, H, (O)	C-2, TC, C-1, P-R R-3, 4, 5& 6,
		18B	GC, SC, M, H	C-2, C-1, P-R, R-3, 4, 5&6
		18C	GC, TC, SC, M, H, PF	C-2, TC, C-1, P-R, R-3, 4, 5& 6, C-V
-	Mixed Use (Gaming Enterprise Zone)	19	GC, TC, SC, M, H	C-2, TC, C-1, P-R, R-3, 4, 5& 6
510.19	Medium to High Density Residential/Commercial Rehab. (12 to 20+ DU's/Ac.)	20	M, H, SC, GC	R-3, 4, 5& 6, C-1, C-2
-	Medium to High Density Residential Rehab.	21A	M, H, SC	R-3, R-4, 5 & 6, P-R, C-D
		21B	M, H, SC	R-3, 4, 5 & 6, C-D
510.20	Office/Residential Mixed Use (20+ DU's/Ac.)	22	SC, GC, H, (O)	C-1, C-2, R-4, 5& 6
510.21	High Density Residential Rehab.	-	H, SC	R-4, 5 & 6, C-D
-	High Density Residential/Commercial Rehab.	23	H, SC, GC	R-4, 5 & 6 C-1, C-D, P-R, C-2
510.22	Industrial Rehab.	24	LI/R	M, C-M
-	Service Commercial/Industrial Rehab.	25	SC, GC, LI/R	P-R, C-1, C-2, C-M, M
510.23	Low Density Professional Office Conversion	26	SC	P-R, C-1
510.24	Secondary Tourist	27	SC, GC, TC	P-R, C-1, C-2, TC
510.25	Light Industry	28	LI/R, GC	M, C-M, C-2

Rev 7-2-92/DowntownDev;pm;np1;hn

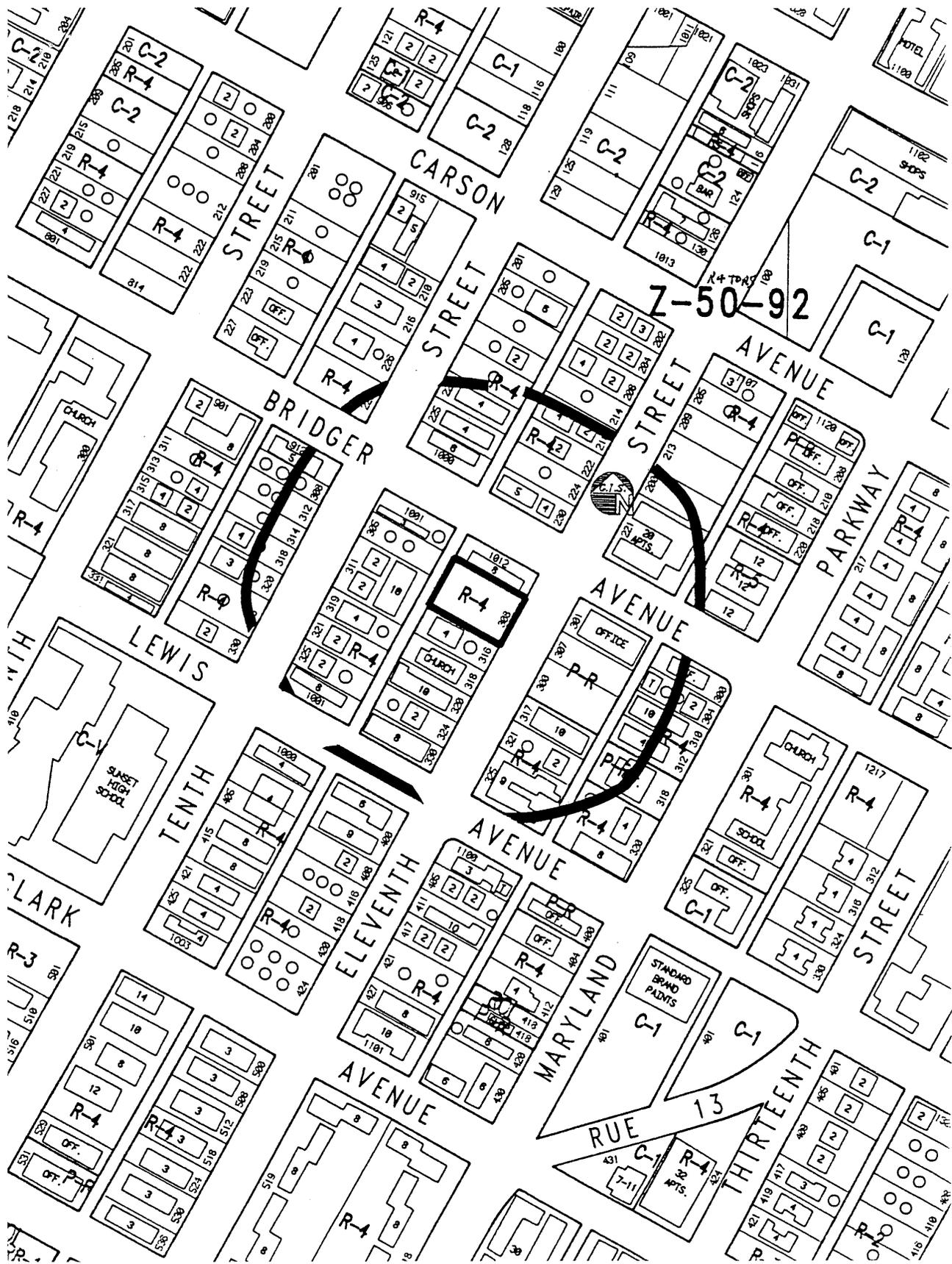
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7-50-92

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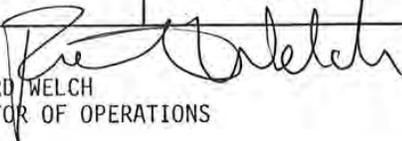
13492

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

June 25, 1992

<b>TO:</b> FRANK REYNOLDS, DEPUTY DIRECTOR COMMUNITY PLANNING	<b>FROM:</b>  RICHARD WELCH DIRECTOR OF OPERATIONS
<b>SUBJECT:</b> LAND USE AND ZONING DESIGNATIONS FOR THE DOWNTOWN DEVELOPMENT PLAN	<b>COPIES TO:</b> LARRY BENDER IRENE CLARK ROBERT BAGGS HOWARD NULL

My staff has reviewed the Downtown Development Plan District Table prepared by your staff.

A memo was sent to the attorney's office (attached). Contingent on the legal opinion rendered by the attorney's office on your concern about the appearance of inconsistent application of zoning districts, the Table, with the indicated changes, is acceptable.

RW:IC:ch  
Attachment

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# Downtown Development Plan

## Comparisons of District Designations, Land-Use and Zoning

Develop. an Map ection	District Designation	Map #	Proposed Future Land Use	Appropriate Corresponding Zoning
.1	Low Density Residential (3-6 DU's/Ac.)	1	L, SC, PF	R-1, C-D, <del>C-V</del>
.2	Medium Low Density Residential (6-12 DU's/Ac.)	-	ML, PF, SC	R-CL, R-2, C-V, C-D, <del>C-V</del>
.3	Medium Density Residential (12-20 DU's/Ac.)	2	M, , PF, SC	R-3, C-V, P-R, C-D, <del>C-V</del>
	Commercial and Medium Residential	3	SC, M, PF	P-R, C-D, C-1, R-3, C-V
.4	High Density Residential (20+ DU's/Ac.)	-	H, PF, SC	R-4, R-5, R-6, C-V; C-D, <del>C-V</del>
.5	General Commercial	-	GC, LI/R	C-2, C-M, M
.6	Service Commercial	4	SC	C-1
	Residential Servicing Service Commercial	5A	SC, PF	C-1, P-R, C-V
		5B	SC, PF	C-1, P-R, C-V
		5C	SC, H	C-1, P-R, R-4
		5D	SC	C-1, P-R
.7	Tourist Commercial	6	TC, SC	T-C (C-2), C-D
	Las Vegas Blvd. Tourist Commercial	7	TC, SC	T-C (C-2), C-D
.8	Employment/Industrial	8A	LI/R, GC	C-M, M, C-2
		8B	LI/R, GC	C-M, M, C-2
.9	Civic	9A	PF	C-V
		9B	PF	C-V
.10	Neighborhood Infill	10	M, H, SC, (GC), TC, PF	R-3-6, C-D, T-C, (C-2), C-V
.11	Residential Infill	11A	ML, L, SC	R-2, R-CL, R-1, C-D, <del>C-V</del>
		11B	ML, L, SC	R-2, R-CL, R-1, C-D, <del>C-V</del>
		11C	L	R-1
.12	Region Serving Support Business	12A	SC, H	C-1, <del>R-4</del>
		12B	SC	C-1
.13	Region Serving Support Center	13	SC	C-1

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## Comparisons of District Designations, Land-Use & Zoning (Continued)

Develop. an Map Section	District Designation	Map #	Proposed Future Land Use	Appropriate Corresponding Zoning
.16	Downtown Core	16	SC, GC, TC, PF	C-1, C-2, T-C, C-V
.17	Office/Civic Core	17	GC, SC, PF, (O)	C-2, C-1, C-V
.18	Mixed Use	18A	GC, TC, SC, M, H, (O)	C-2, TC, C-1, P-R, R-3, 4, 5&6
		18B	GC, SC, M, H	C-2, C-1, P-R, R-3, 4, 5&6
		18C	GC, TC, SC, M, H, <b>PF</b>	C-2, TC, C-1, P-R, R-3, 4, 5&6, <b>C-V</b>
	Mixed Use (Gaming Enterprise Zone)	19	<del>GC</del> <b>GC</b> <del>TC</del> TC, SC, M, H	<del>C-2</del> <b>C-2</b> <del>TC</del> TC, C-1, P-R, R-3, 4, 5&6
.19	Medium to High Density Residential/Commercial Rehab. (12 to 20+ DU's/Ac.)	20	M, H, SC, GC	R-3, 4, 5&6, C-1, C-2
	Medium to High Density Residential Rehab.	21A	M, H, SC	R-3, 4, 5&6, P-R, C-D, <del>X</del>
		21B	M, H, SC	R-3, 4, 5&6, C-D, <del>X</del>
.20	Office/Residential Mixed Use (20+ DU's/Ac.)	22	SC, GC, H, (O)	C-1, C-2, R-4, 5&6
.21	High Density Residential Rehab.	-	H, SC	R-4, 5 & 6, C-D
	High Density Residential/Commercial Rehab.	23	H, SC, GC	R-4, 5 & 6, C-1, C-D, P-R, C-2
.22	Industrial Rehab.	24	LI/R	M, C-M
	Service Commercial/Industrial Rehab.	25	SC, GC, LI/R	P-R, C-1, C-2, C-M, M
.23	Low Density Professional Office Conversion	26	SC	P-R, C-1,
.24	Secondary Tourist	27	SC, GC, TC	P-R, C-1, C-2, T-C,
.25	Light Industry	28	LI/R, GC	M, C-M, C-2

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CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 11, 1992

<b>TO:</b>  VAL STEED BOB SYLVAIN	<b>FROM:</b>  LARRY BENDER, CHIEF DOWNTOWN REDEVELOPMENT AGENCY
<b>SUBJECT:</b>  DOWNTOWN DEVELOPMENT PLAN LAND USE DESIGNATIONS	<b>COPIES TO:</b>  RICHARD WELCH FRANK REYNOLDS IRENE CLARK

On May 11, 1992, the Advanced Planning Division of the Community Planning and Development (CPD) Department approached the Redevelopment Agency staff about the recently amended Downtown Development Plan map.

As presented to Agency staff, it was necessary for CPD staff to translate Redevelopment land use designations, as defined in the Redevelopment Plan, into CPD land uses and appropriate corresponding zoning. In addition, CPD staff made suggestions to change some Redevelopment land use designations.

Agency staff made no changes to the Redevelopment land use designations. That action would require initiating the public notification process as set forth in the Nevada Revised Statutes. Staff did proceed with the request to translate Redevelopment land uses. In doing so, Agency staff applied the Service Commercial (SC) designation to several areas. The SC land use designation refers to several zoning classifications: P-R Professional Offices and Parking, C-C Neighborhood Commercial Center District, C-D Designated Commercial District, C-1 Limited Commercial District. However, when the SC designation was applied, every corresponding zoning classification was not.

Agency staff evaluated each district and determined that some zoning classifications allowable under SC were inappropriate for a particular district and accordingly were not included. CPD staff is concerned that this action may create the appearance of inconsistent application of zoning districts within the Redevelopment Area.

Please render a legal opinion on this matter.

Attached are the proposed land use designations and corresponding zoning as prepared by Agency staff.

For additional information, please contact Irene Clark at ext. 6100.

LB:ch:cp  
IC:DWNDVPLN.MEM

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# Northwest Sector

## City of Las Vegas

### Proposed Future Land Use

**Legend**

	DR	Desert Rural Residential (≤2.18 SFUE/net ac)
	R	Rural Residential (≤3.96 SFUE/net ac)
	L	Low Density Residential (≤6.70 SFUE/net ac)
	ML	Medium-Low Density Residential (≤9.0 SFUE/gross ac)
	M	Medium Density Residential (≤13.27 SFUE/gross ac)
	H	High Density Residential (≤16.58 SFUE/gross ac)
	SC	Service Commercial
	GC	General Commercial
	TC	Tourist Commercial
	LI/R	Light Industry/Research
	P	Parks/Recreation/Open Space
	S	School
	PF	Public Facilities
	*	Gaming Facility (See Map 11: Gaming Enterprise District)

\* Single Family Unit Equivalent: See Land Use element 2.1.5 and Table 3

**Legend**

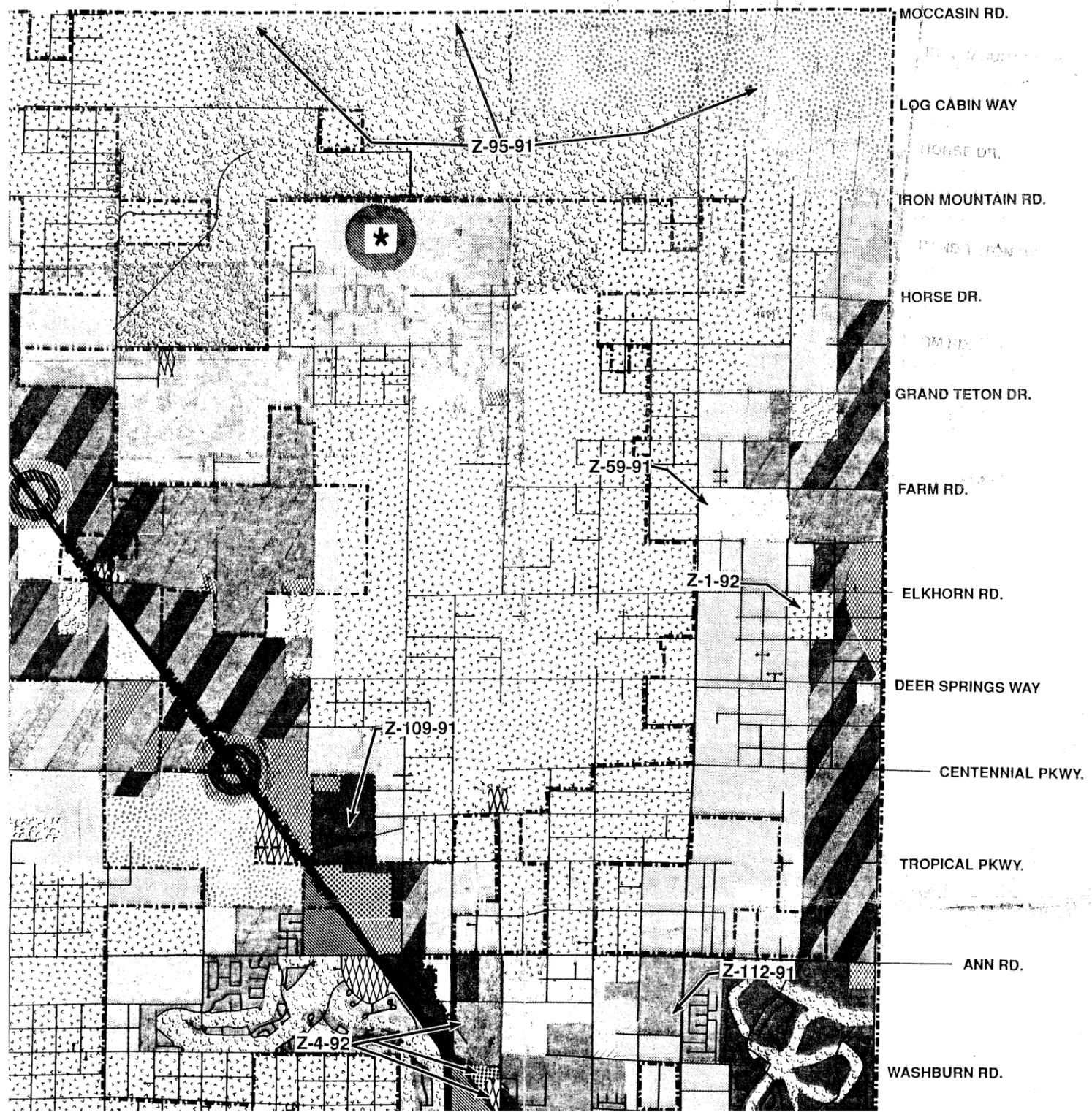
	Service Commercial nodes shown are conceptual in configuration
	Planned NDOT Interchange Locations

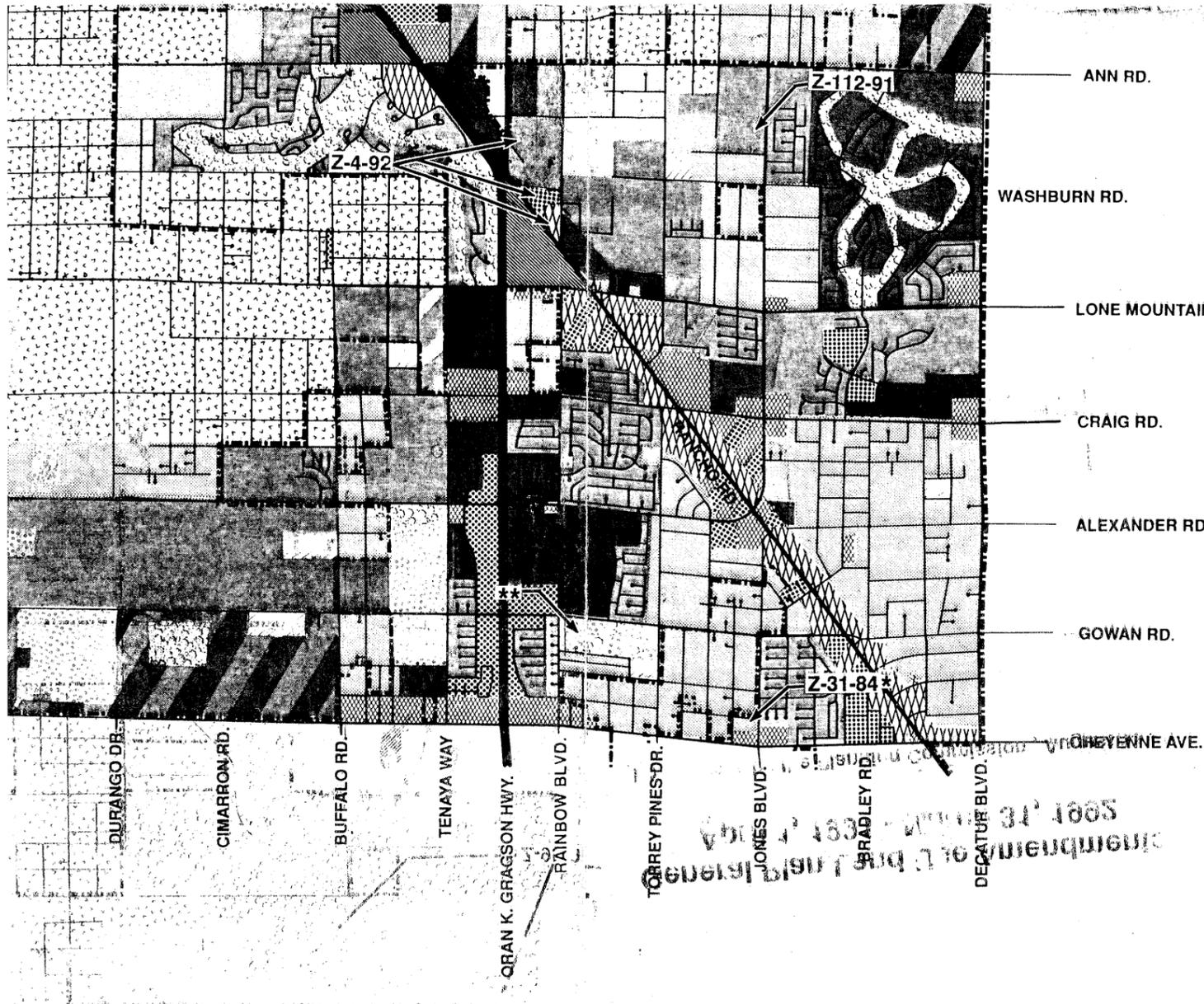
Source: City of Las Vegas, Dept. of Community Planning & Development

**RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE**

DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single Family Detached	2.18	3.96	6.70	9.00	9.00	9.00
Low Rise Apartment					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

CLV053424  
3242





Single Family Detached	2.18	3.96	6.70	9.00	9.00	9.00
Low Rise Apartment				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

**\* R.O.I. EXPIRED**  
**\*\* STAFF RECOMMENDED LAND USE AMENDMENT**

Adopted by the Planning Commission, March 12, 1992



Scale in Feet

--- CITY BOUNDARIES

Revised February 24, 1992

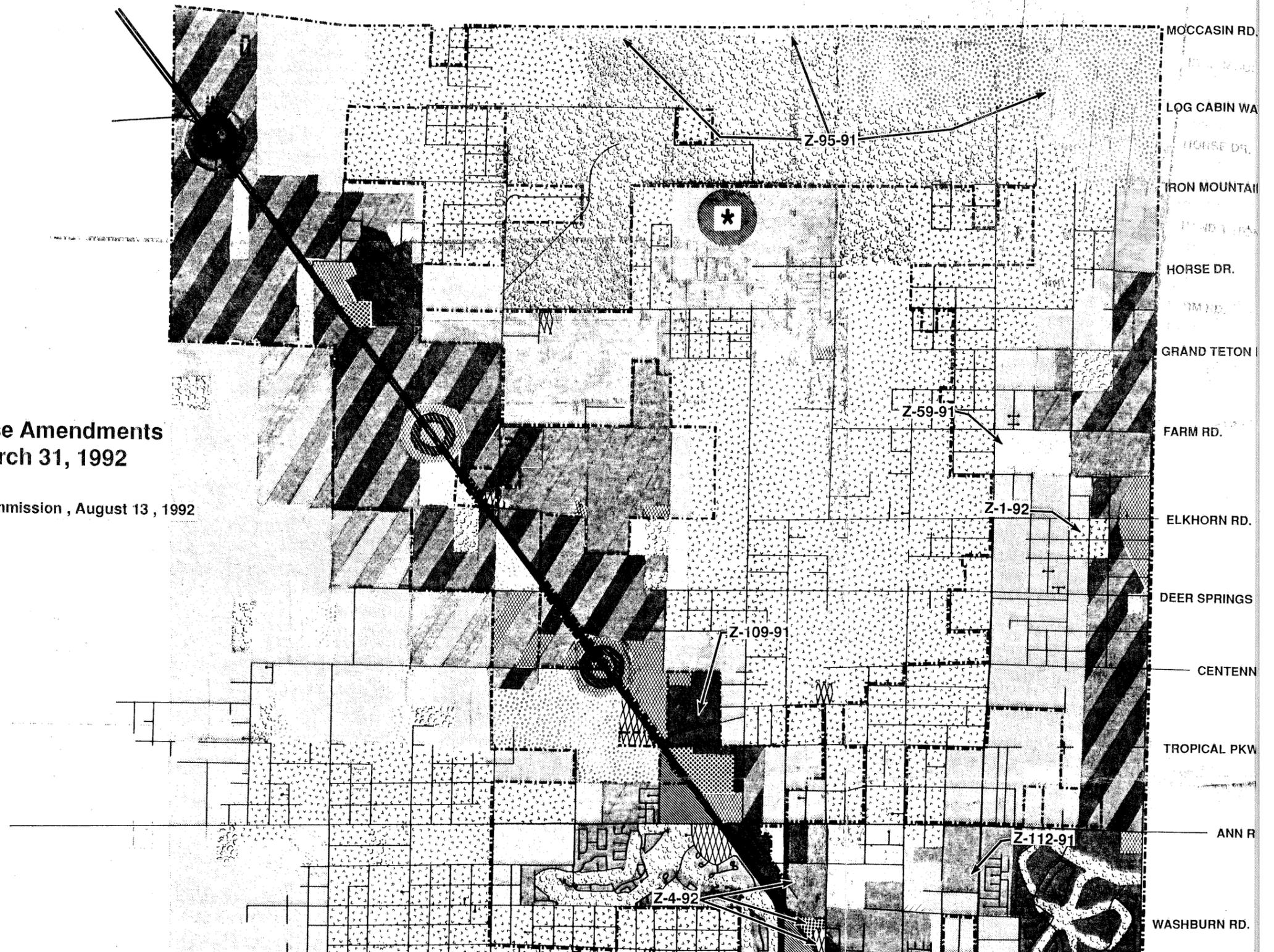
Chairman  
Sandra Hudgens

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

II-20a

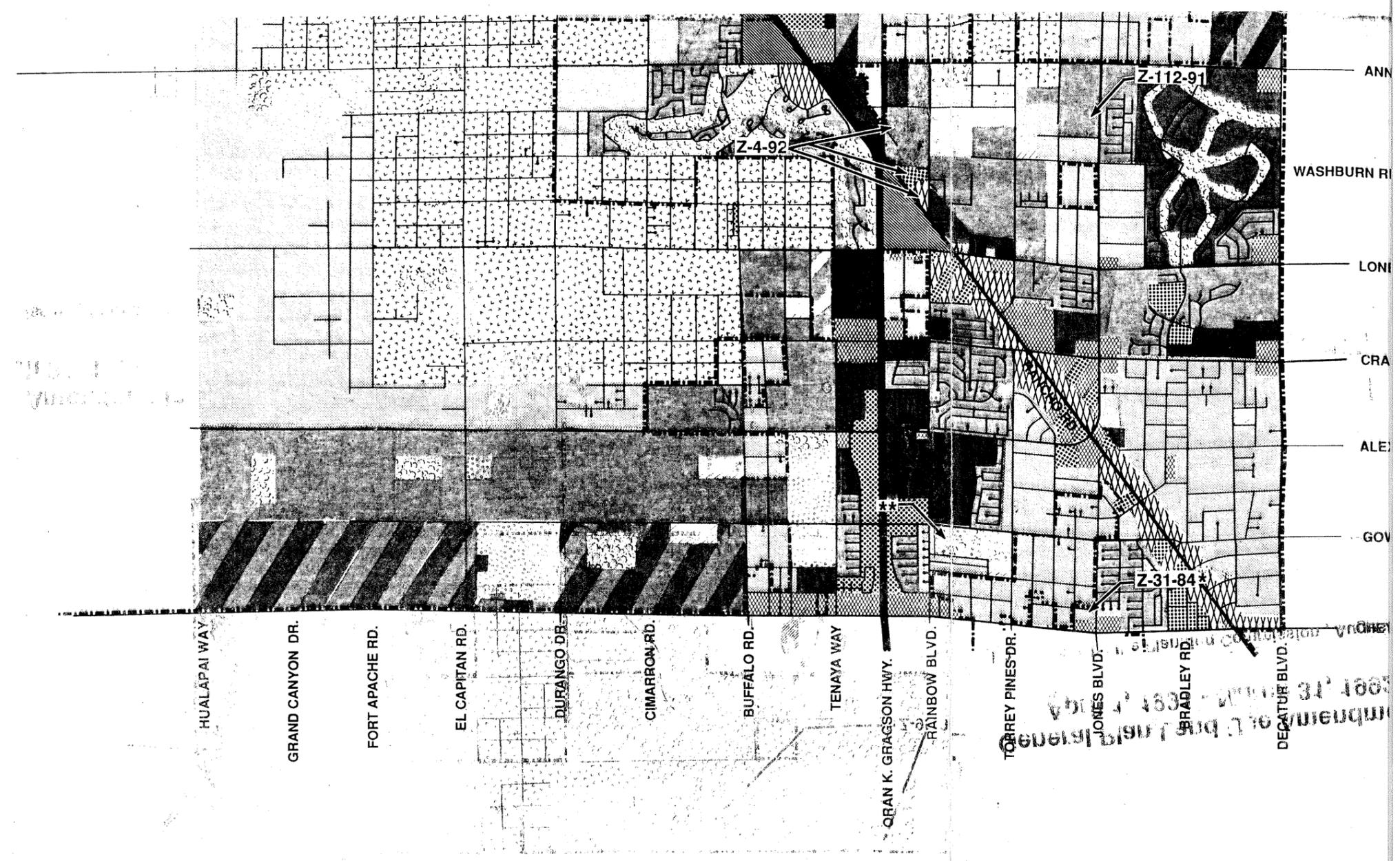
**General Plan Land Use Amendments  
April 1, 1991 - March 31, 1992**

For Review by the Planning Commission , August 13 , 1992



CLV053426  
3244

PAID  
196  
11/19/67



Information of this map is for general information only and is not to be used for legal purposes. The information is for general information only and is not to be used for legal purposes.

CLV053427  
3245

# Southeast Sector

City of Las Vegas  
Proposed Future Land Use

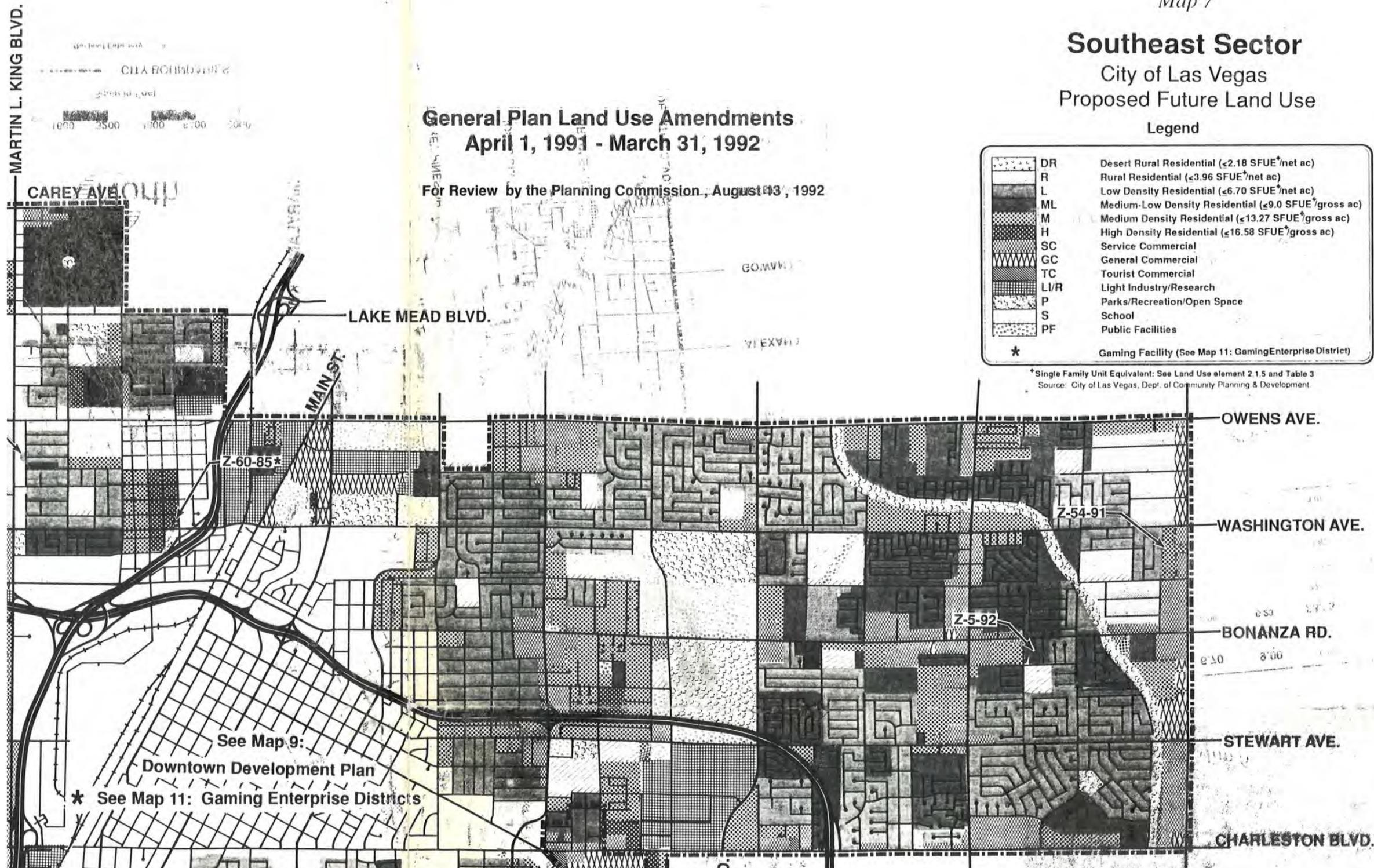
**General Plan Land Use Amendments**  
April 1, 1991 - March 31, 1992

For Review by the Planning Commission, August 13, 1992

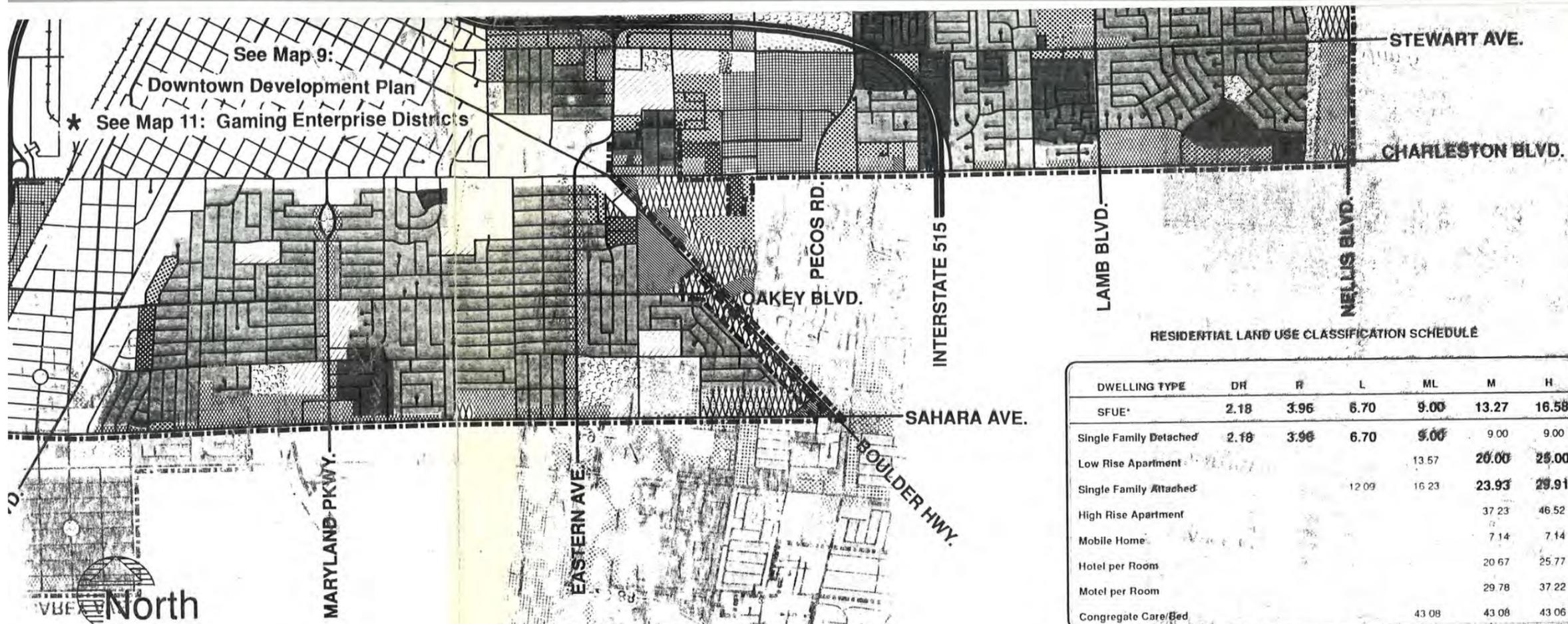
### Legend

	DR	Desert Rural Residential (≤2.18 SFUE <sup>†</sup> /net ac)
	R	Rural Residential (≤3.96 SFUE <sup>†</sup> /net ac)
	L	Low Density Residential (≤6.70 SFUE <sup>†</sup> /net ac)
	ML	Medium-Low Density Residential (≤9.0 SFUE <sup>†</sup> /gross ac)
	M	Medium Density Residential (≤13.27 SFUE <sup>†</sup> /gross ac)
	H	High Density Residential (≤16.58 SFUE <sup>†</sup> /gross ac)
	SC	Service Commercial
	GC	General Commercial
	TC	Tourist Commercial
	LI/R	Light Industry/Research
	P	Parks/Recreation/Open Space
	S	School
	PF	Public Facilities
	*	Gaming Facility (See Map 11: Gaming Enterprise District)

<sup>†</sup>Single Family Unit Equivalent: See Land Use element 2.1.5 and Table 3  
Source: City of Las Vegas, Dept. of Community Planning & Development



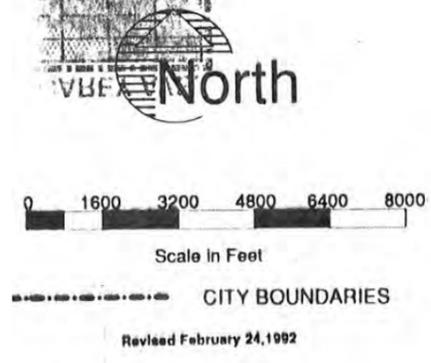
See Map 9:  
Downtown Development Plan  
\* See Map 11: Gaming Enterprise Districts



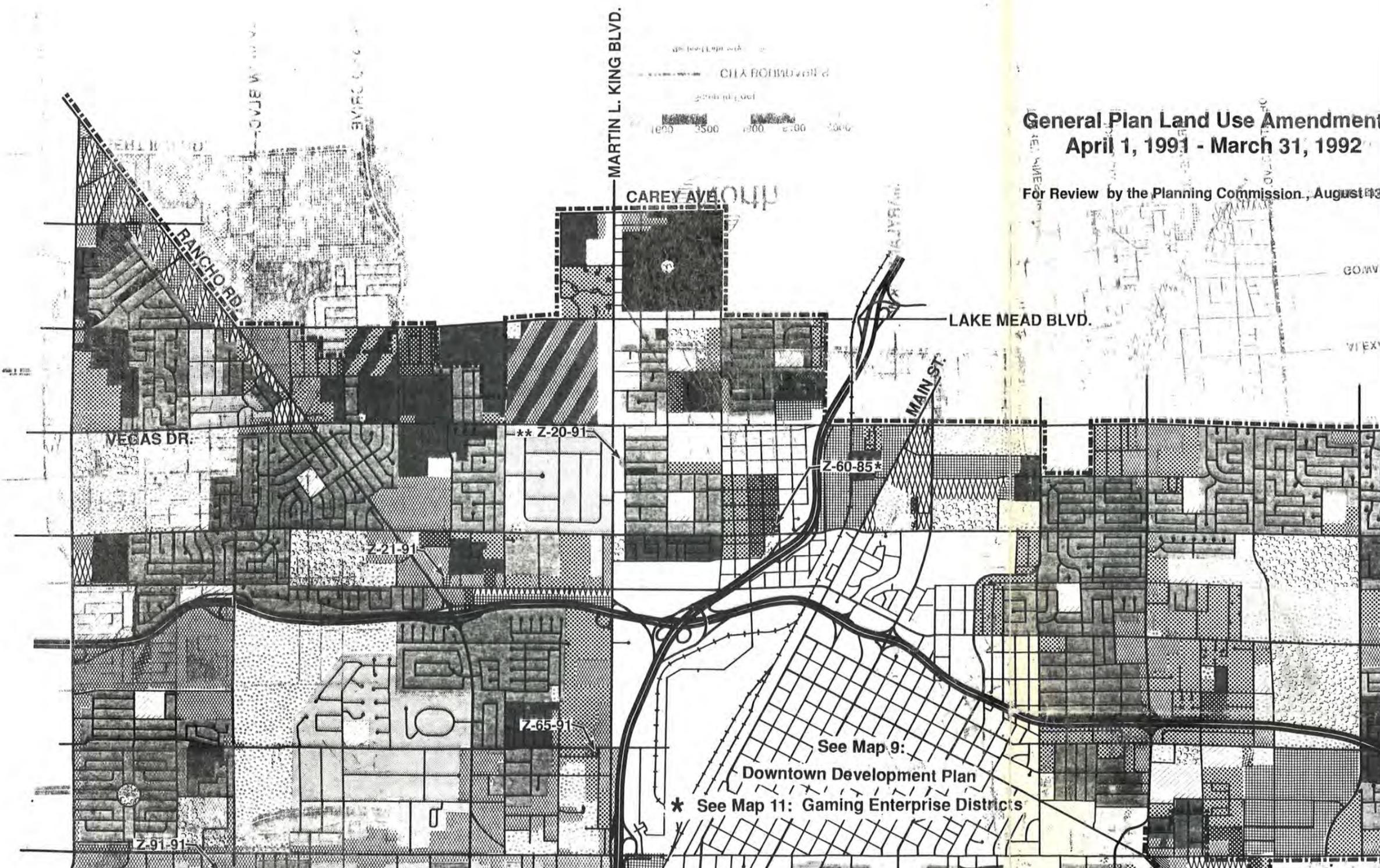
RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE

DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single Family Detached	2.18	3.96	6.70	9.00	9.00	9.00
Low Rise Apartment				13.57	20.00	25.00
Single Family Attached			12.09	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  
 \*R.O.I. EXPIRED  
 \*\* PROPERTY LOCATED IN THE DOWNTOWN DEVELOPMENT PLAN AREA



Adopted by the Planning Commission March 2, 1992  
 Chairman  
 Sandra Hudgens  
 Secretary  
 Norman P. Standerfer  
 Director, Dept. of Community Planning & Development

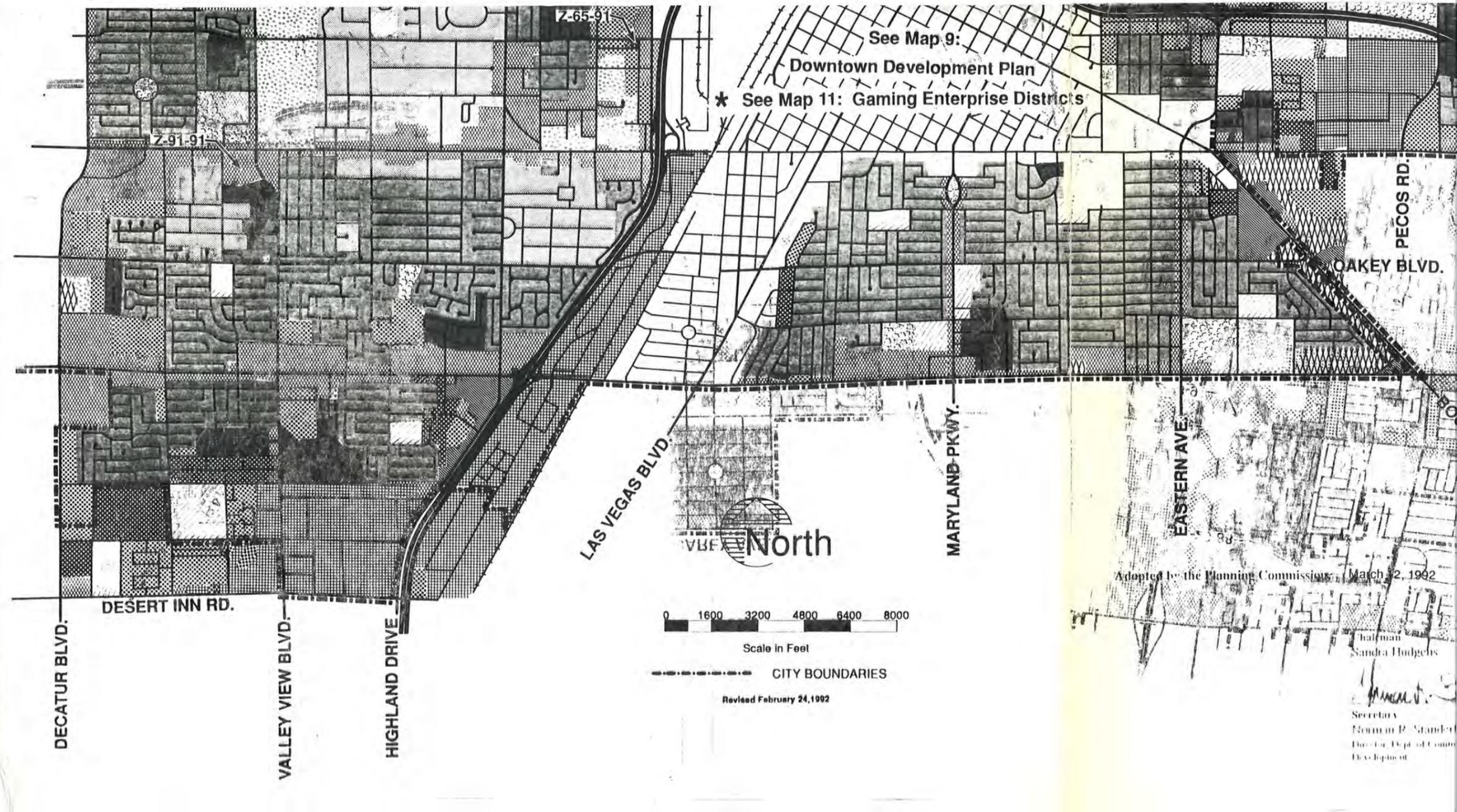


**General Plan Land Use Amendments  
April 1, 1991 - March 31, 1992**

For Review by the Planning Commission, August 1993

See Map 9:  
Downtown Development Plan  
\* See Map 11: Gaming Enterprise Districts

CLV053430  
3248



See Map 9:  
Downtown Development Plan

\* See Map 11: Gaming Enterprise Districts

LAS VEGAS BLVD.



MARYLAND PKWY.

EASTERN AVE.

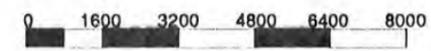
PECOS RD.  
OAKLEY BLVD.

DECATUR BLVD.

DESERT INN RD.

VALLEY VIEW BLVD.

HIGHLAND DRIVE



Scale in Feet

--- CITY BOUNDARIES

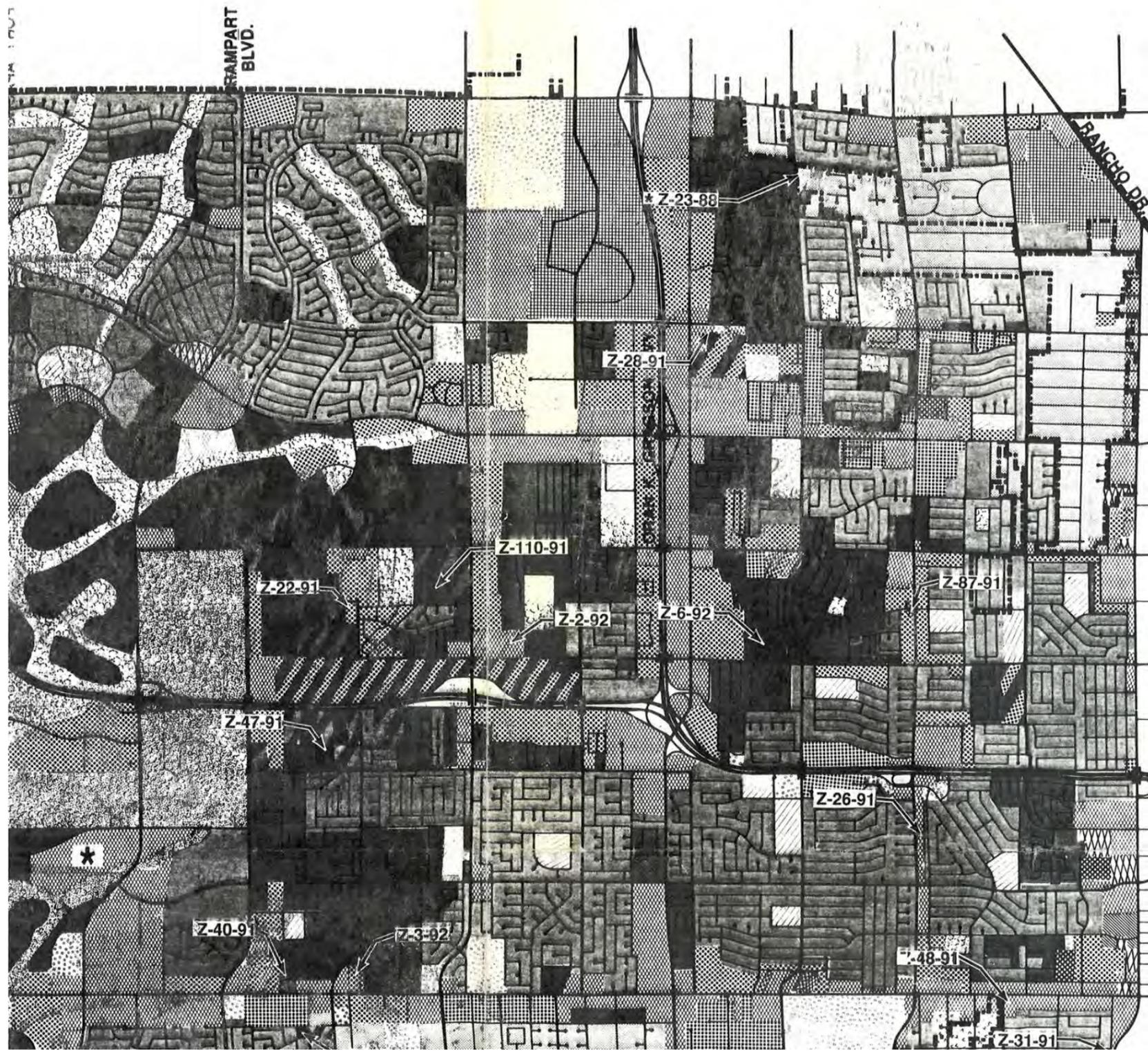
Revised February 24, 1992

Adopted by the Planning Commission, March 2, 1992

Chairman  
Sandra Hudgens

Secretary  
Norman B. Standen  
Director, Dept. of County  
Development

CLV053431  
3249



CHEYENNE AVE.

**General Plan Land Use Amendments**  
**April 1, 1991 - March 31, 1992**

For Review by the Planning Commission , August 13 , 1992

RAMPART BLVD.

RANCHO DR.

SMOKE RANCH DR.

LAKE MEAD BLVD.

VEGAS DR.

WASHINGTON AVE.

ORAN K. GRAGSON HWY.

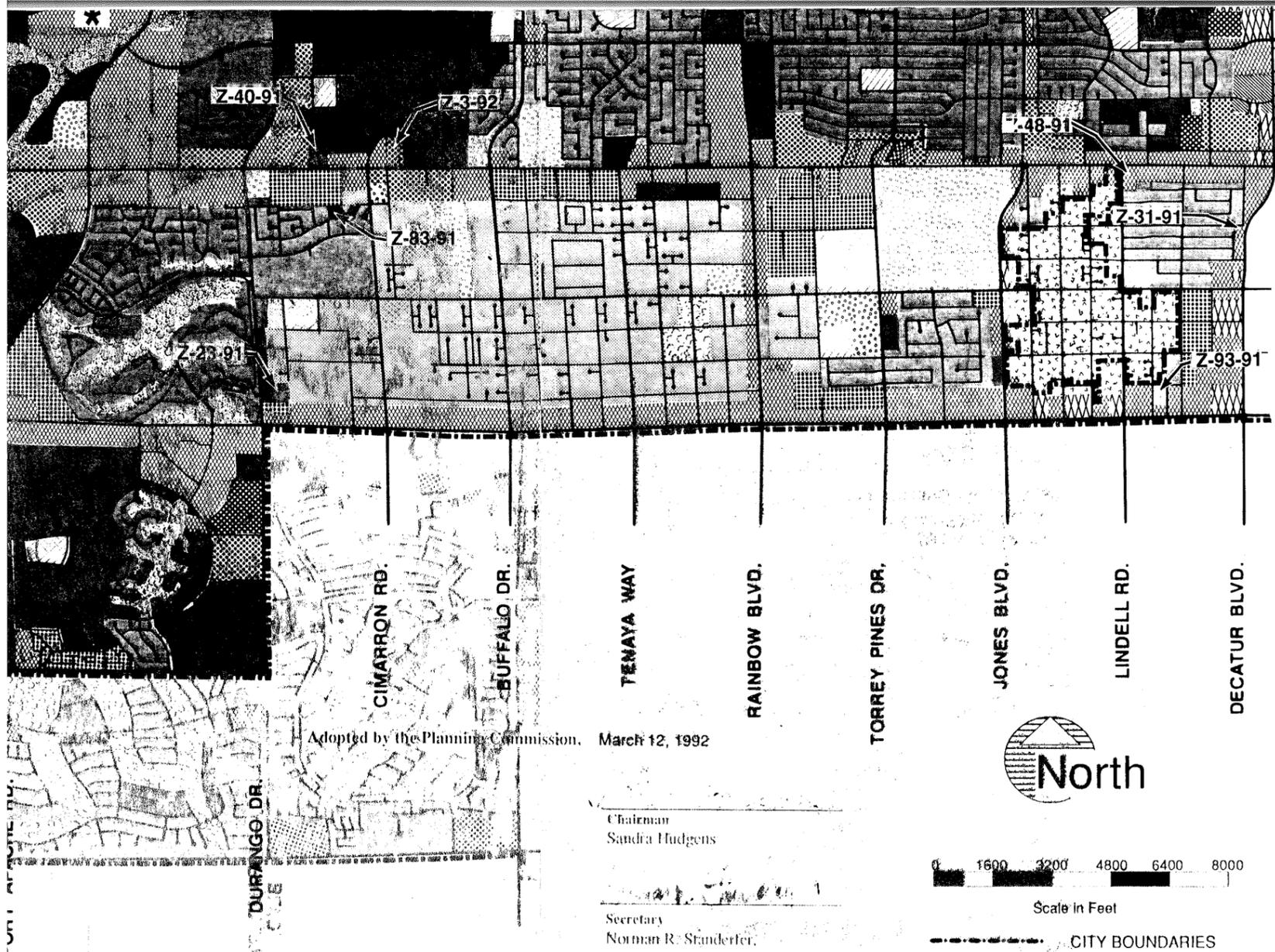
ALTA DR.

*Map 6*  
**Southwest Sector**  
 City of Las Vegas  
**Proposed Future Land Use**  
 Legend

DR Desert Rural Residential (c2.18 SFUE/net ac)

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 3250

ALTA DR. **Southwest Sector**  
 City of Las Vegas  
**Proposed Future Land Use**



**Legend**

	DR	Desert Rural Residential (≤2.18 SFUE <sup>*</sup> /net ac)
	R	Rural Residential (≤3.96 SFUE <sup>*</sup> /net ac)
	L	Low Density Residential (≤6.70 SFUE <sup>*</sup> /net ac)
	ML	Medium-Low Density Residential (≤9.0 SFUE <sup>*</sup> /gross ac)
	M	Medium Density Residential (≤13.27 SFUE <sup>*</sup> /gross ac)
	H	High Density Residential (≤16.58 SFUE <sup>*</sup> /gross ac)
	SC	Service Commercial
	GC	General Commercial
	TC	Tourist Commercial
	LI/R	Light Industry/Research
	P	Parks/Recreation/Open Space
	S	School
	PF	Public Facilities

\* Gaming Facility (See Map 11, Gaming Enterprise District)

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

**\* R.O.I., EXPIRED**

**RESIDENTIAL LAND USE CLASSIFICATION SCHEDULE**

DWELLING TYPE	DR	R	L	ML	M	H
SFUE*	2.18	3.96	6.70	9.00	13.27	16.58
Single Family Detached	2.18	3.96	6.70	9.00	9.00	9.00
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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

Adopted by the Planning Commission, March 12, 1992

Chairman  
 Sandra Hudgens

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

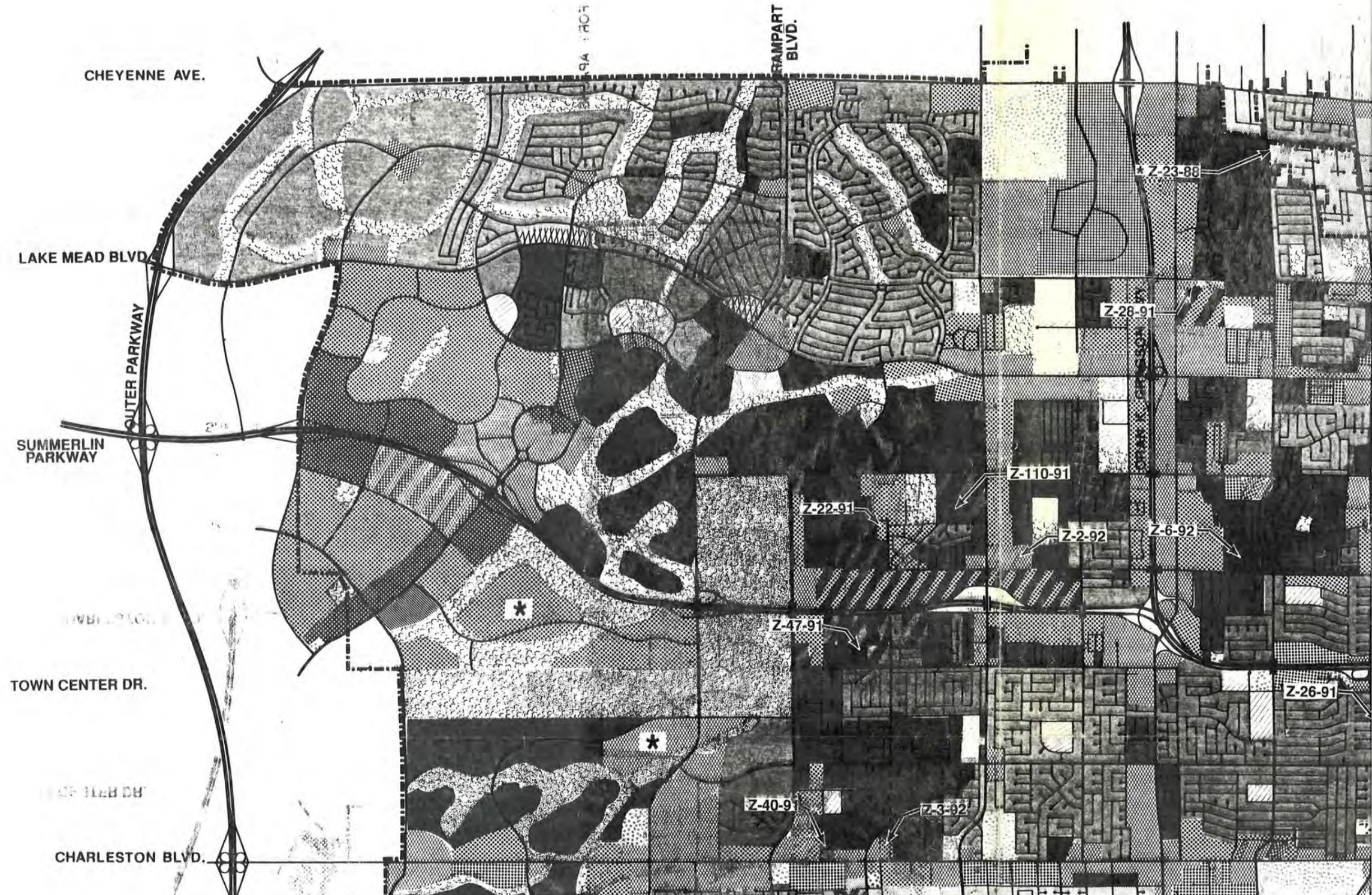


Scale in Feet

--- CITY BOUNDARIES

II-20b

*GP*



CLV053434  
3252

14 OF 1128 DW

CHARLESTON BLVD.

OAKEY BLVD.

SAHARA AVE.

DESERT INN RD.

HUALAPAI WAY

FORT APACHE RD.

DURANGO DR.

CIMARRON RD.

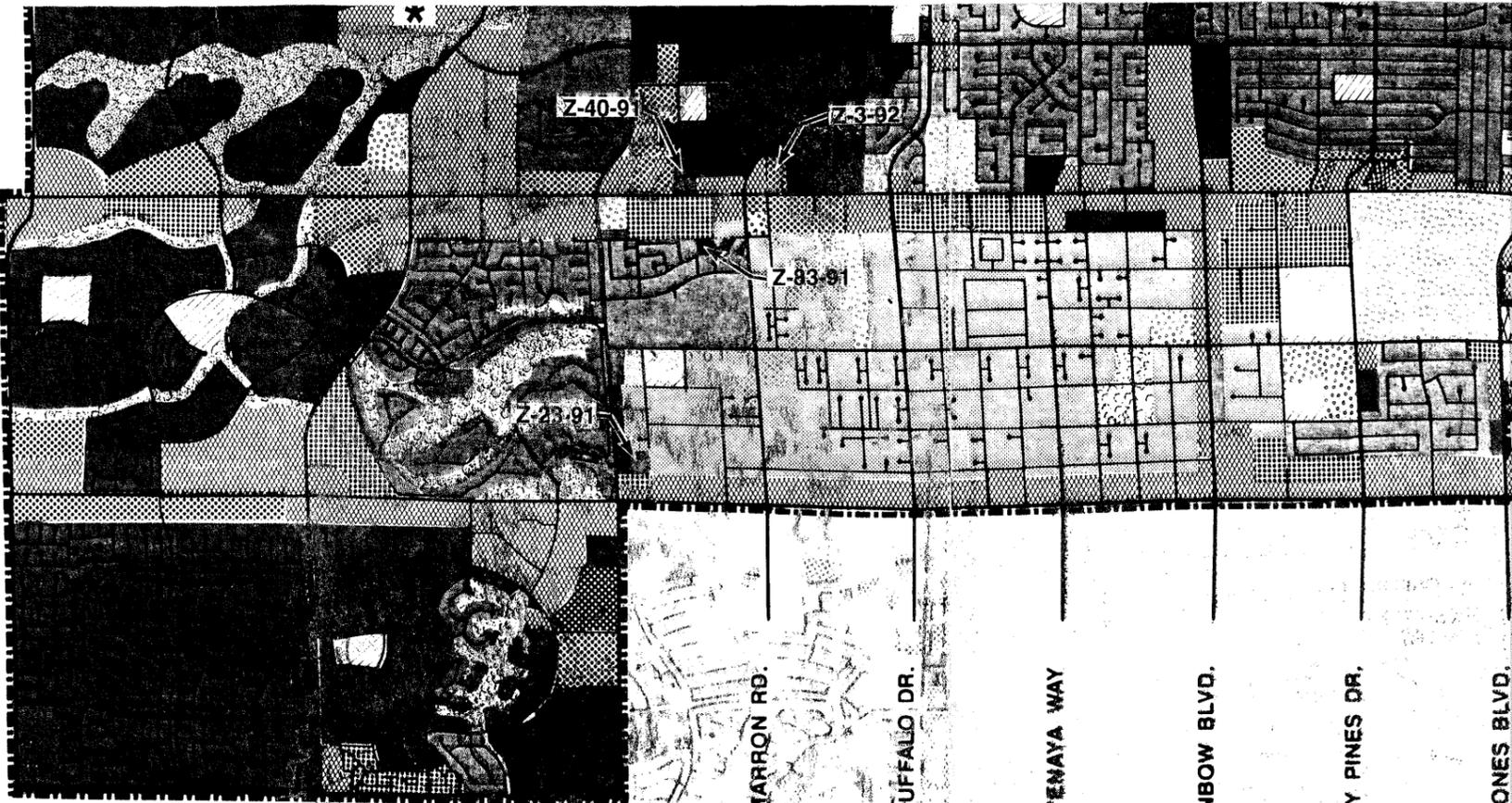
BUFFALO DR.

TENAYA WAY

RAINBOW BLVD.

TORREY PINES DR.

JONES BLVD.



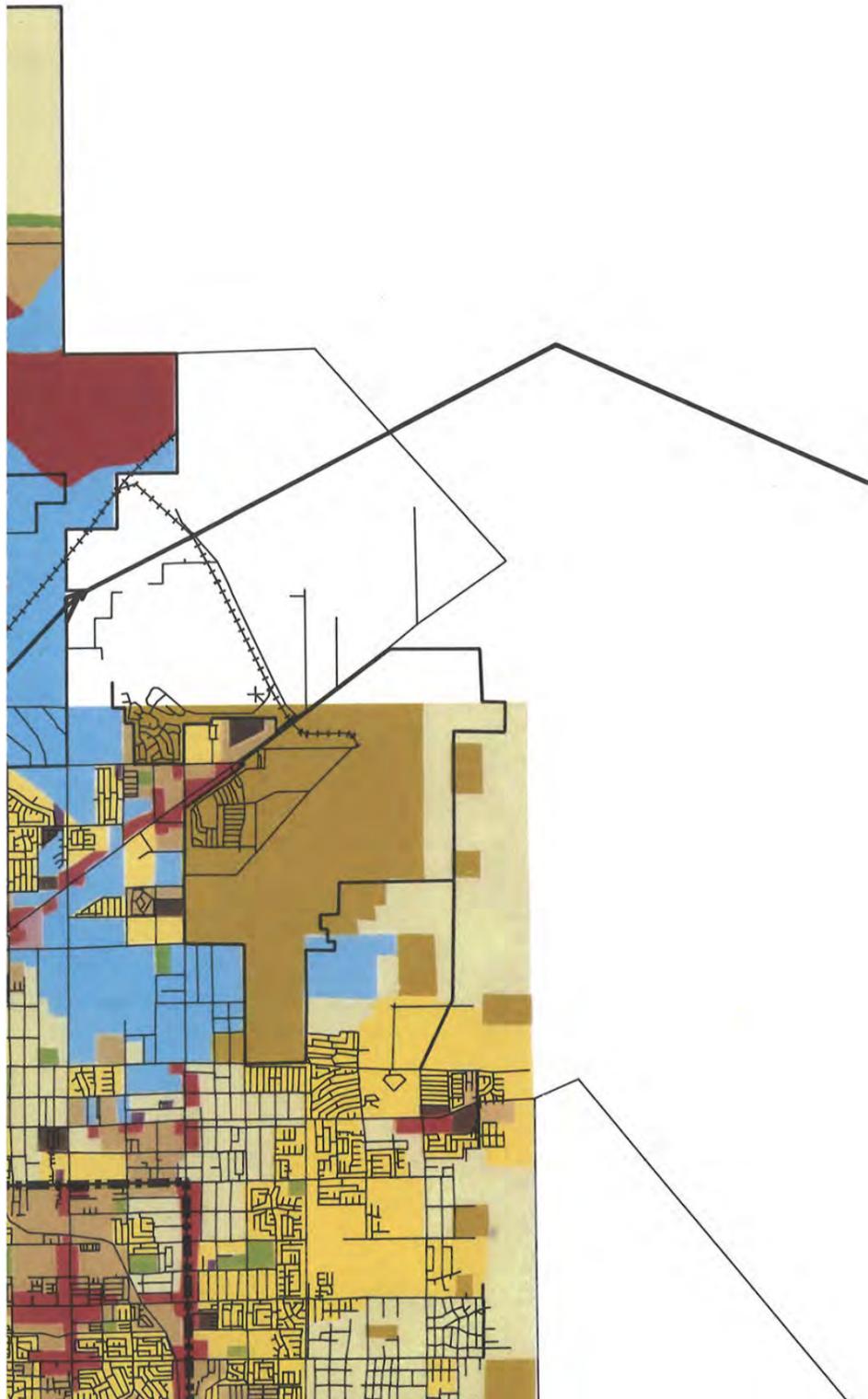
Adopted by the Planning Commission, March 12, 1992

Chairman  
Sandra Hudgens

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

1600

CLV053435  
3253



**Map 10**  
**Generalized Valley-Wide Future Land Use Plan**  
 (not an adopted plan)

**Note:** This generalized Valley-wide Future Land Use Plan was developed from the General/Master Plans of the Cities of Las Vegas, Henderson and North Las Vegas, and the Land Use and Development Plans of Unincorporated Towns and Areas of Clark County. Its purpose is to help identify the land use, community facilities, circulation and infrastructure elements which need to be coordinated on a metropolitan (Valley-wide) scale.

This Plan was developed from a matrix of the "lowest common denominator"\* land use categories of each jurisdiction. It is therefore not an actual depiction of their individual General/Master Plans, nor is it intended to represent zoning classifications. For more information on the Plans of individual jurisdictions, including dates of adoption and revisions, please contact their respective Planning Departments.

\* See Land Use Element, Tables 5a and 5b.

Source: The Planning Departments of Las Vegas, North Las Vegas, Henderson and Clark County

**Legend**

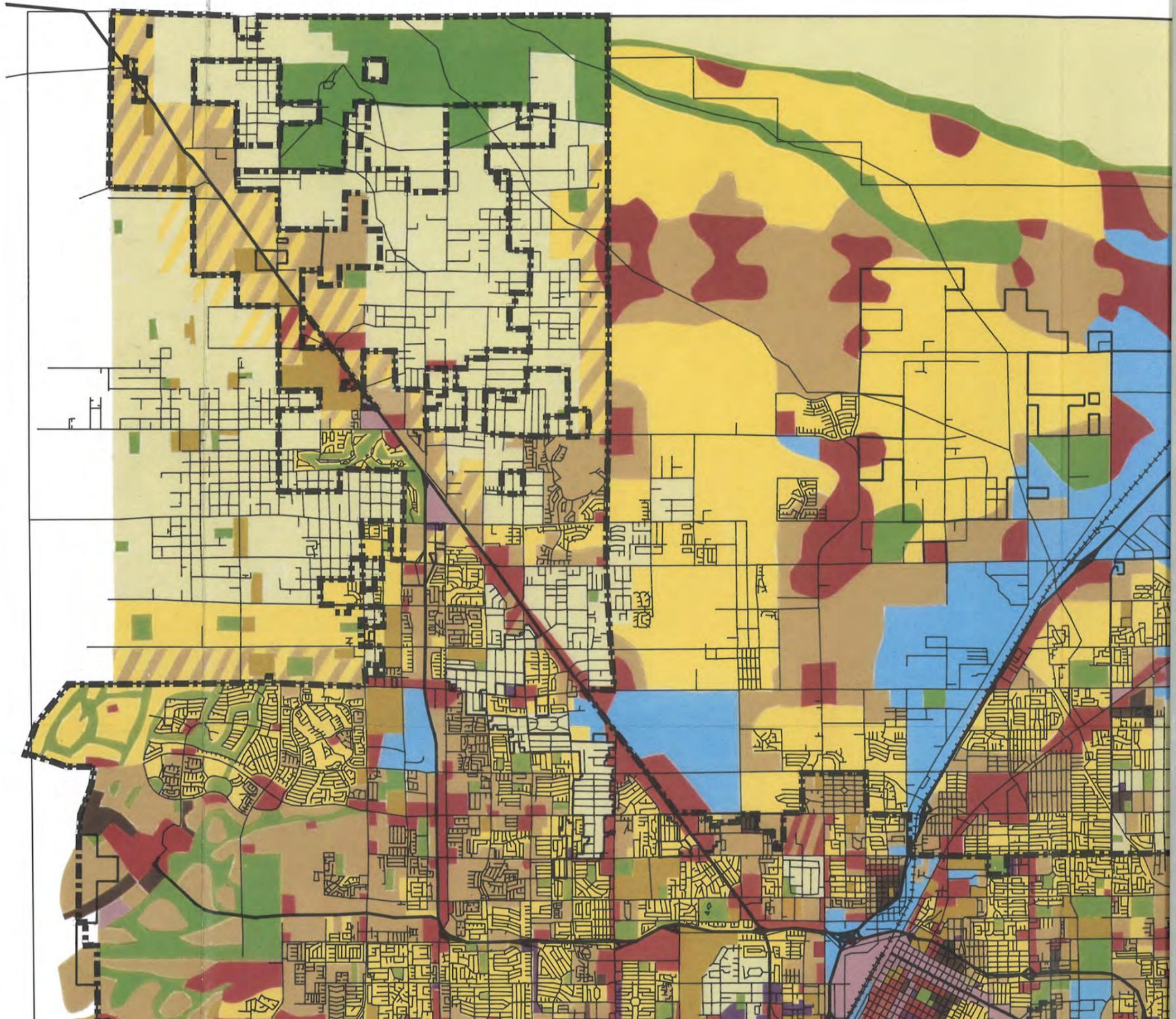
R	Residential Rural (0-2 du/ac)
L	Residential Low (3-6 du/ac)
M	Residential Medium (7-18 du/ac)
H	Residential High (19+ du/ac)
POC	Planned Office/Commerical
GC	General Commerical
TC	Tourist Commerical
LI/B	Light Industry/Business
I	Industry
OS	Parks/Schools/Open Spaces
PF	Public Facilities

CLV053436  
3254

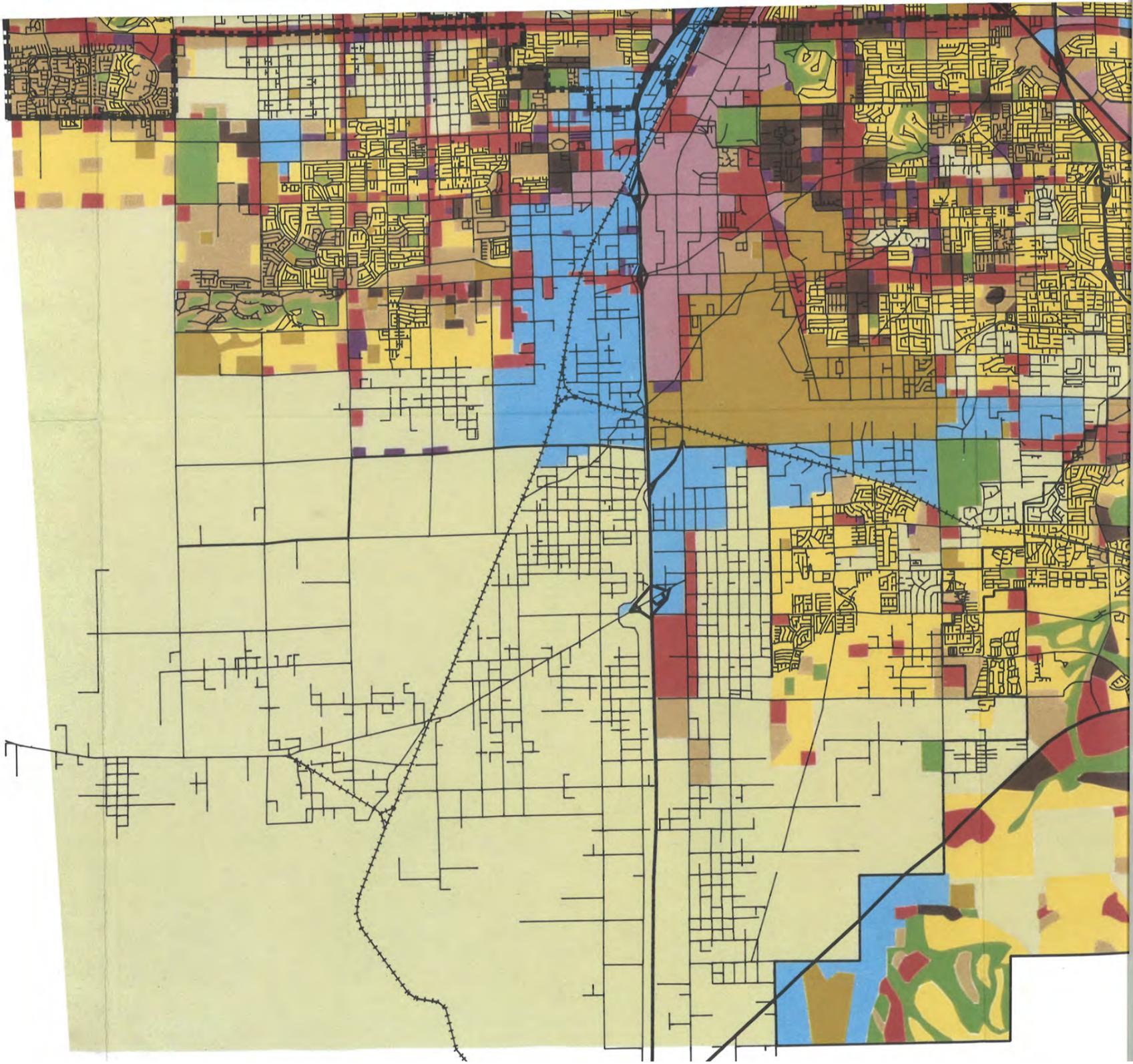


Scale: 1" - 4588'

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3255



CLV053438  
3256



3257  
CLV053439