

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

Electronically Filed
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Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**AMENDED
JOINT APPENDIX
VOLUME 13, PART 1 OF 4
(Nos. 2385-2428)**

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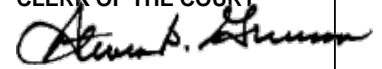
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Page)

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DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO LLC, a Nevada limited liability company,
FORE STARS, LTD, a Nevada limited liability company
and SEVENTY ACRES, LLC, a Nevada limited liability
company, DOE INDIVIDUALS I-X, DOE
CORPORATIONS I-X, and DOE LIMITED LIABILITY
COMPANIES I-X,

Plaintiffs,

v.

CITY OF LAS VEGAS, a political subdivision of the State
of Nevada; ROE GOVERNMENT ENTITIES I-X; ROE
CORPORATIONS I-X; ROE INDIVIDUALS I-X; ROE
LIMITED-LIABILITY COMPANIES I-X; ROE QUASI-
GOVERNMENTAL ENTITIES I-X,

Defendants.

Case No. A-17-758528-J

DEPT. NO.: XVI

**APPENDIX OF EXHIBITS
TO CITY'S OPPOSITION TO
"MOTION TO DETERMINE
PROPERTY INTEREST"**

VOLUME 2, PART 1

Defendant CITY OF LAS VEGAS ("City") hereby submits its Appendix of Exhibits to
Opposition to "Motion to Determine Property Interest."

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Appendix to City's Opposition to "Motion to Determine Property Interest"
Case No. A-17-758528-J

Case Number: A-17-758528-J

Exhibit	Exhibit Description	Vol.	Bates No.
A	Judge Williams' Findings of Fact and Conclusions of Law, Case No. A-17-758528-J (Nov. 21, 2018)	1	00001-00025
B	City records regarding Ordinance No. 2136 (Annexing 2,246 acres to the City of Las Vegas)	1	00026-00036
C	City records regarding Peccole Land Use Plan and Z-34-81 rezoning application	1	00037-00055
D	City records regarding Venetian Foothills Master Plan and Z-30-86 rezoning application	1	00056-00075
E	2015 Aerial Identifying Phase I and Phase II boundaries	1	00076
F	City records regarding Peccole Ranch Master Plan and Z-139-88 Phase I rezoning application	1	00077-00121
G	Ordinance No. 3472 and related records	1	00122-00145
H	City records regarding Amendment to Peccole Ranch Master Plan and Z-17-90 phase II rezoning application	1	00146-00202
I	Excerpts of 1992 City of Las Vegas General Plan	2	00203-00256
J	1996 aerial identifying Phase I and Phase II boundaries	2	00257
K	City records related to Badlands Golf Course expansion	2	00258-00263
L	1998 aerial identifying Phase I and Phase II boundaries	2	00264
M	Excerpt of land use case files for GPA-24-98 and GPA-6199	2	00265-00267
N	Excerpts of Las Vegas 2020 Master Plan	2	00268-00283
O	Excerpts of 2005 Land Use Element	2	00284-00297
P	Excerpts of 2009 Land Use Element	2	00298-00307
Q	Excerpts of 2012 Land Use Element	2	00308-00323
R	Excerpts of 2018 Land Use Element	2	00324-00338
S	Ordinance No. 1582	2	00339-00345
T	Excerpt of the 1997 City of Las Vegas Zoning Code	2	00346-00347
U	Ordinance No. 5353	2	00348-00373
V	Excerpts of City of Las Vegas Unified Development Code adopted March 16, 2011	2	00374-00376
W	Deeds transferring ownership of the Badlands Golf Course	2	00377-00389
X	2015 aerial identifying Phase I and Phase II boundaries, retail development, hotel/casino, and Developer projects	2	00390

Exhibit	Exhibit Description	Vol.	Bates No.
Y	Third Revised Justification Letter regarding the Major Modification to the 1990 Conceptual Peccole Ranch Master Plan	2	00391-00394
Z	Parcel maps recorded by the Developer subdividing the Badlands Golf Course	2	00395-00423
AA	2019 aerial identifying Phase I and Phase II boundaries, and current assessor parcel numbers for the Badlands property	2	00424
BB	Second Amendment and First Supplement to Complaint for Severed Alternative Verified Claims in Inverse Condemnation; Case No. A-17-758528-J (May 15,19)	3	00425-00462
CC	General Plan Amendment (GPA-62387), Rezoning (ZON-62392) and Site Development Plan Review (SDR-62393) applications	3	00463-00483
DD	Transcript of February 15, 2017 City Council meeting	3	00484-00497
EE	Judge Crockett's March 5, 2018 order granting Queensridge homeowners' petition for judicial review, Case No. A-17-752344-J	3	00498-00511
FF	<i>Seventy Acre, LLC v. Jack Binion, et al.</i> , Nev. Sup. Ct. Case No. 75481 (Nev. 2020) (unpublished table decision)	3	00512-00518
GG	Letter from City of Las Vegas Office of the City Attorney to Chris Kaempfer, Re: Entitlements on 17 Acres (March 26, 2020)	3	00519
HH	2019 aerial identifying Phase I and Phase II boundaries, and areas subject to inverse condemnation litigation	3	00520
II	Miscellaneous Southwest Sector Land Use Maps	3	00521-00524
JJ	General Plan Amendment (GPA-68385), Site Development Plan Review (SDR-68481), Tentative Map (TMP-68482), and Waiver (68480) applications	3	00525-00552
KK	Development Agreement (DIR-70539) application	3	00553-00638
LL	June 21, 2017 City Council meeting minutes and transcript excerpt regarding GPA-68385, SDR-68481, TMP-68482, and 68480.	3	00639-00646
MM	Docket for Case No. A-17-758528-J	4	00647-00735
NN	The City of Las Vegas' Petition for Removal of Civil Action, Docket No. 1 in United States District Court for the District of Nevada Case No. 2:19-cv-01467 (8/22/19)	4	00736-00742

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Exhibit	Exhibit Description	Vol.	Bates No.
OO	Order, Docket No. 30 in United States District Court for the District of Nevada Case No. 2:19-cv-01467-KJD-DJA, Order (2/12/20)	4	00743-00751
PP	Excerpt of the 1983 Edition of the Las Vegas Municipal Code	4	00752-00761
QQ	Ordinance No. 2185	4	00762-00766
RR	Staff Report for June 21, 2017 City Council Meeting – GPA-68385, WVR-68480, SDR-68481, and TMS-68482	4	00767-00793
SS	Notice of Entry of Order Nunc Pro Tunc Regarding Findings of Fact and Conclusion of Law Entered November 21, 2019; Case No. A-17-758528-J (2/6/19)	4	00794-00799
TT	Notice of Entry of Findings of Fact and Conclusions of Law, Case No. A-17-758528-J (5/8/19)	4	00800-00815
UU	Order Granting the Landowners’ Countermotion to Amend/Supplement the Pleadings; Denying the City’s Motion for Judgment on the Pleadings on Developer’s Inverse Condemnation Claims, and Denying the Landowners’ Countermotion for Judicial Determination of Liability on the Landowners’ Inverse Condemnation Claims; Case No. A-17-758528-J (5/15/19)	4	00816-00839

1 DATED this 18th day of August, 2020.

2 By: /s/ Philip R. Byrnes

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25 *Attorneys for Defendant City of Las Vegas*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of McDonald Carano LLP, and that on the 18th day of August, 2020, a true and correct copy of the foregoing **APPENDIX TO CITY'S OPPOSITION TO "MOTION TO DETERMINE PROPERTY INTEREST" – VOLUME 2, PART 1** was electronically served with the Clerk of the Court via the Clark County District Court Electronic Filing Program which will provide copies to all counsel of record registered to receive such electronic notification.

/s/ Jelena Jovanovic
An employee of McDonald Carano LLP

EXHIBIT I

EXHIBIT I

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

CALL TO ORDER:

6:00 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

CHAIRMAN HUDGENS called the meeting to order at 6:10 P.M.

ROLL CALL:

Sandra Hudgens, Chairman - Present
Frank Dixon Vice Chairman - Present
Eric Jordan - Excused
Brian Moffitt - Present
Marsha Pippin - Excused
Richard Segerblom - Present
Mark Solomon - Present

STAFF PRESENT:

Norman Standerfer, Director, Community Planning & Development
Frank Reynolds, Deputy Director, Community Planning & Development
Howard Null, Administrative Officer, Community Planning & Development
Robert Baggs, Chief, Comprehensive Planning, Community Planning & Development
John McNellis, Public Works
Val Steed, Chief Deputy City Attorney
Linda Owens, Deputy City Clerk

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

GENERAL PLAN CITIZENS ADVISORY COMMITTEE MEMBER PRESENT:

NOTICE:

This meeting has been properly noticed and posted at the following location:

Abe Mayhan, Co-Chairman

Bradley Bldg., State of Nevada
2501 E. Sahara Avenue
Senior Citizen Center, 450 E. Bonanza Rd.
Clark County Courthouse,
200 E. Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

CHAIRMAN HUDGENS announced this meeting is in compliance with the Open Meeting Law.

1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN.

Dixon -
ADOPTED UPDATED CITY OF LAS VEGAS
GENERAL PLAN
Unanimous
(Jordan and Pippin excused)

CLV305869
00203

2392

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION
OF THE UPDATED CITY OF LAS VEGAS GENERAL
PLAN. (CONTINUED)

NOTE: There was a unanimous vote in the affirmative from the four Commissioners present to hold the public hearing but not vote on the adoption of the General Plan. Commissioner Segerblom arrived after the vote and it was decided to continue the public hearing and vote on whether to adopt the updated General Plan. The required majority to adopt the General Plan is five members of the Planning Commission.

CHAIRMAN HUDGENS called the meeting to order at 6:10 P.M.

MR. REYNOLDS pointed out there is one revision to the proposed General Plan under Land Use Element, Page 11-16, Subsection B., Development Review Requirements, last sentence of paragraph 1 to: "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 Level of Service D."

GUY SAWDERS, 1809 South Valley View, appeared to represent homeowners along Valley View in the area south of Oakey to Sahara. The traffic count shows this is a thoroughfare for emergency vehicles, large trucks, private cars, etc. There is a school zone in front of his house and the children have a problem crossing the street. This is not a residential area. Between Meadows Lane south to Tropicana Boulevard there are only 12 houses on Valley View; between Oakey to Sahara only four houses. He submitted pictures of the area and a petition with seven signatures and one letter requesting a zone change from residential to professional office or commercial. He contacted all the houses involved.

MR. REYNOLDS stated traffic on

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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 3

ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN. (CONTINUED)

major thoroughfares has increased. Staff recognizes certain areas need more study. In some cases zoning might have to be applied for on a case-by-case basis at a later date.

GUY SAWDERS said he has his house for sale, but is unable to sell it because of all the traffic on Valley View.

COMMISSIONER SEGERBLOM felt there would be the same amount of traffic if this area was developed professional office.

GUY SAWDERS said there would be enough parking on his property for an office use as well as on the other properties along Valley View.

CHAIRMAN HUDGENS suggested he appear before the Planning Commission for a zone change and not a change on the General Plan.

MR. STANDERFER said this is a subdivision that was permitted 20 years ago but now lots on major street frontages back up to those streets. All 12 lots should get together and apply for a zone change.

COMMISSIONER SOLOMON felt this property should be considered in a zone change.

MR. STANDERFER said that once this General Plan is adopted, when requests come in for rezoning, there is a section in the Land Use Element that says if this request for rezoning is not consistent with the Plan, then it be published as a request to amend the Plan.

RILEY CANNON, 1908 Valley View, said due to the heavy traffic none of the property owners can sell their houses so some have rented them out and moved into another area. This is no longer a residential area.

COMMISSIONER SOLOMON felt the houses facing Valley View have a concern, but not those on side

CLV305871
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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 4

ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN. (CONTINUED)

streets.

MR. REYNOLDS reviewed the matrix presented at the meeting which described the public and Citizens Advisory Committee/staff comments on land use changes in each of the three City sectors. He indicated that the updated Master Plan of Streets and Highways should also be considered for adoption at this time as part of the General Plan. The matrix shows no citizen comments or changes in the northwest sector. The comments for the southwest and southeast sectors are as shown on the attached matrix. Also, a new map was presented at the meeting.

JOHN McNELLIS, Department of Public Works, said in the northwest portion of the city there are numerous County islands. When an annexation comes into the City it has to be determined as to the street classification. There has to be continuity going through County islands. There has been a deletion of Peak Drive between Rainbow and Buffalo. There was an overpass designation for Peak Drive to cross the Oran K. Gragson Highway. When it is taken off the Master Plan, that means it will not be an 80 or 100 foot wide street. Is that giving direction to staff that we may not even want it as a street?

MR. STANDERFER thought the maps were approved by all the departments that were concerned.

MR. REYNOLDS expressed his opinion that this Plan should be adopted because it includes updates of annexations. Small, fine tunings could be made. He agreed with Mr. McNellis that there should be continuity between County and City lands. Whatever is adopted at this meeting will be a recommendation to the City Council, but it can be revised by the City Council for a final version.

COMMISSIONER SEGERBLOM asked what a Special Design Road is.

CLV305872
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AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

December 12, 1991

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND ADOPTION
OF THE UPDATED CITY OF LAS VEGAS GENERAL
PLAN. (CONTINUED)

JOHN McNELLIS said it is a road that has some type of drainage channel within its center or along side. One of these roads is Buffalo where there is a channel that goes down the center.

MR. STANDERFER explained that it's the responsibility of the Planning Commission to adopt the Plan. That adopted Plan goes before the City Council for review. If they want to change the Plan, those changes must be referred back to the Planning Commission for review.

CHAIRMAN HUDGENS read the General Plan Resolution.

CHIEF DEPUTY CITY ATTORNEY STEED amended the Resolution by changing the third WHEREAS to read: "WHEREAS, the General Plan includes the mandatory and optional subjects described in the 1989 Nevada Revised Statutes (N.R.S.), Chapter 278;" and changed the last paragraph after the words General (Master) Plan to include: "as considered - and amended by the Commission on the date set below."

To be reviewed by the City Council on 1/22/92.

The public hearing adjourned at 7:05 P.M.

CLV305873
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2396

NORTHWEST SECTOR
 LAND USE PLAN PORTION
 GENERAL PLAN PUBLIC HEARING
 October 22, 1991

1985 PLAN	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RESPONSE	PLANNING COMMISSION RECOMMENDATION
No public comments on NW sector.				

00208305874

SOUTHWEST SECTOR

LAND USE PLAN PORTION
GENERAL PLAN PUBLIC HEARING
November 14, 1991

1985 PLAN	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RESPONSE	PLANNING COMMISSION RECOMMENDATION
CP7 SE corner Durango and Oakley - ML/L entire area	L - 10 ac along Durango R - Balance of property	ML - 10 ac along Durango L - Balance of Property	L - entire parcel	
CP9 SW corner Vegas and Buffalo - L entire area	L/ML	ML - west side of Buffalo L - Balance of property	Agree with public comment	

CP = Community Profile Map

SOUTHEAST SECTOR

LAND USE PLAN PORTION
GENERAL PLAN PUBLIC HEARING
November 26, 1991

1985 COMMUNITY PROFILE MAP	1991 CAC/STAFF LAND USE PLAN RECOMMENDATION	PUBLIC COMMENT	CAC/STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
CP5 R - NE corner Charleston and Campbell Drive.	SC - P-R R01 expired 1989 (7-72-89)	L or ML - entire area that is north of C-D zoned lots.	Agree	
CP5 R - second lot north of Charleston on westside of Shetland	Same as 1985 Plan	R - Same as 1985 Plan.	Agree	

CP = Community Profile Map

00210305876

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF LAS VEGAS, NEVADA, ADOPTING THE GENERAL (MASTER)
PLAN FOR THE CITY OF LAS VEGAS

WHEREAS, the City of Las Vegas has adopted a General Plan to guide the growth and development of the City; and

WHEREAS, the General Plan has been reviewed and amended periodically since its adoption, most recently in 1985; and

WHEREAS, the General Plan includes the mandatory and optional subjects described in the 1989 Nevada Revised Statutes (N.R.S.), Chapter 278; and

WHEREAS, the City desires to maintain its proper role in shaping future development within its existing and potential boundaries; and

WHEREAS, the City of Las Vegas has determined that a comprehensive review and assessment of the General Plan is desirable in light of changing fiscal, social and technical and development conditions; and

WHEREAS, a Citizens General Plan Advisory Committee developed and reviewed the future land use plan maps, the Downtown Development Plan Map, and the revised Master Plan of Streets and Highways; and

WHEREAS, a series of public hearings was held before the Planning Commission during the period of October 10 through December 12, 1991, and at the conclusion of said public hearings the Planning Commission adopted the General Plan with the following elements:

Land Use	Economic Development
Community Facilities	Housing
Infrastructure	Urban Design
Circulation	Environmental Quality
Public Finance	Historic Preservation

CLV053459

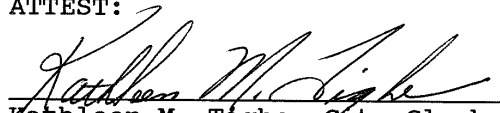
00211

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Las Vegas hereby adopts the General (Master) Plan as considered and amended by the Commission in the date set forth below which includes: all text, including the goals, objectives, policies and programs and the evaluation and implementation matrix; future land use maps; the Downtown Development Plan and the Master Plan of Streets and Highways.

PASSED and ADOPTED this 12th day of December, 1991.


SANDRA HUDGENS, CHAIRMAN

ATTEST:


Kathleen M. Tighe, City Clerk

CLV053460
00212

AGENDA & MINUTES

Page 32

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

VIII. NEW BILLS TO BE REFERRED
TO A STUDY COMMITTEE OR
RECOMMENDING COMMITTEE

- A. Bill No. 92-2 -- Adopts a
New General Plan for the
City of Las Vegas, Nevada

Sponsored by:

Councilman Scott Higginson

First Reading and Referred - FULL COUNCIL

2/18/92 Recommending Committee

2/19/92 Agenda

- B. Bill No. 92-3 -- Adopts the
City of Las Vegas Water
Distribution Authorization
Program

Sponsored by:

Councilman Scott Higginson

First Reading and Referred - COUNCILMAN
HIGGINSON AND MAYOR JONES

2/18/92 Recommending Committee

2/19/92 Agenda

(11:35-11:42)

CLV305900

00213

**ANNOTATED AGENDA
RECOMMENDING COMMITTEE MEETING
4:00 P.M., COUNCIL CHAMBERS
CITY HALL, 400 EAST STEWART AVENUE**

FEBRUARY 18, 1992

ATTENDANCE: Mayor Jones
Councilman Nolen
Councilman Adamsen
Councilman Higginson
Councilman Hawkins
Bill Noonan, City Manager
Tom McPherson, Deputy City Manager
Larry Barton, Deputy City Manager
Jan Bruner, Assistant City Manager
Val Steed, Chief Deputy City Attorney
Emmett Lally, Deputy City Attorney
Frank Reynolds, Deputy Director, Community Planning and Development
Howard Null, Administrative Officer of Special Projects, Community Planning and Development
Richard Welch, Director, Economic & Urban Development
John Schlegel, Deputy Director, Community Planning and Development
Marge Hether, Acting Director, Business Activity
Robert Baggs, Chief of Comprehensive Planning, Community Planning and Development
Eric King, Development Officer, Economic & Urban Development

CALL TO ORDER: Called to order by Councilman Nolen at 4:15 p.m.

ANNOUNCEMENT MADE: Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board
Senior Citizen Center, 450 E. Bonanza Road
Election Department, 333 S. Sixth Street
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

1. **BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA**
Committee: Full Council

JOHN SCHLEGEL advised the Council what the General Plan contained.

COUNCILMAN HIGGINSON made several recommended changes to the General Plan.

COUNCILMAN ADAMSEN also recommended some changes to the General Plan.

COUNCILMAN NOLEN said he does not have any concerns with the General Plan.

COUNCILMAN HAWKINS said his concerns have already been incorporated into the General Plan.

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CLV305877
00214

COUNCILMAN HIGGINSON pointed out that the changes can be incorporated into the General Plan, but State Law requires that the changes be reviewed by the Planning Commission.

VAL STEED said after the General Plan is reviewed by the Planning Commission the City Council will have another opportunity to review it.

JAMES McCALL appeared stating he has a concern about a 20 acre parcel that runs 660 feet north by 1320 feet east at the northeast corner of Washington and Buffalo which is designated to be medium to low density. He did not feel it is suitable for medium to low density because of the surrounding area. The Buffalo drainage ditch went through this parcel when the ditch was realigned. He would like this parcel rezoned to commercial.

COUNCILMAN HIGGINSON recommended that parcel be designated as general commercial and medium to low density.

COUNCILMAN NOLEN felt the Gaming Enterprise Zones should be indicated in the General Plan.

COUNCILMAN NOLEN made a motion to refer the General Plan back to the Planning Commission for their review and comments on the changes. Motion carried unanimously.

NOTE: A Verbatim Transcript made a part of these minutes.

2. BILL NO. 92-3 - ADOPTS THE CITY OF LAS VEGAS WATER DISTRIBUTION AUTHORIZATION PROGRAM
Committee: Councilman Higginson and Mayor Jones

COUNCILMAN HIGGINSON said there will be 7,444 acre feet of water available for the City. He felt a process other than a first come first serve basis must be used to allocate that water. The system outlined in this bill insures the least amount of public funds be expended to meet public services by establishing a point system which encourages growth in those areas which will have the least impact on public needs and public services. It does not interfere with the zoning process. This provides legal protection and can respond to changes in the marketplace.

JAMES McCALL brought up the fact that there are a lot of water wells in Las Vegas.

BOB WEIDEN, Commercial Marketing Group, appeared stating he was concerned about the project reservation categories.

RON REISS, Realtor, 3625 South Mojave, appeared stating he was concerned

RECOMMENDING COMMITTEE MEETING
TUESDAY, FEBRUARY 18, 1992

Page 6.

TRANSCRIPT - Item No. 2 - BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA

between the low-rise apartment and the single-family attached, what's your response to taking the low-rise apartment back down to 18 and having that spread instead of being approximately 4 units per acre be more realistic for medium density and that would be 6 units per acre and then allow 18 to 25 going from medium to high.

JOHN SCHLEGEL:

That seems reasonable.

COUNCILMAN ADAMSEN:

And one more question I have as it relates to something that we did in the Master Plan Amendment back in late '87-'88, Abe, were you going to speak on this as it relates to Westcliff from Cimarron west because I had a question from staff. You have it striped which is low to medium low which if you take in the current development trends of the neighborhood you would see single-family or you'd see a beltway of low along Westcliff and then more of a medium low to the north, so rather than having diagonal stripes have a horizontal stripe along Westcliff from Cimarron almost to Durango and then have the stripe designation north of the low density buffer that we'd have on the north side of Westcliff west of Cimarron.

ABE MAYHAN:

You're talking about splitting it at the 600 foot marker halfway between Parkway and Westcliff.

COUNCILMAN ADAMSEN:

Exactly and we have existing development of that nature currently. I would like to see that reflected in this Plan update. Do you -- would you concur with that as the representative of the Westcliff Homeowners' Association, Abe?

ABE MAYHAN:

Yes, since you're bringing that front section 600 feet down.

COUNCILMAN ADAMSEN:

Down below and then put the diagonal stripe above it 600 feet back which would be in conformance with what is currently being developed there. I would just like to see some continuity. There was also the question of West Charleston at Fort Apache/Rampart where they intersect. We currently have an ongoing application there. With that application forthcoming would we want to be proactive and take a look at that corner as it relates to commercial and eliminating the residential, low residential, just immediately north of the commercial on the northeast corner of West Charleston?

JOHN SCHLEGEL:

I don't believe they've come forward totally with that proposal yet. I think we're aware of what they're proposing to do in there but --

COUNCILMAN ADAMSEN:

We've taken the first step inasmuch as we've reverted to acreage, the zoning for that classification immediately north of the commercial.

JOHN SCHLEGEL:

Perhaps the land owner ought to step forward and

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RECOMMENDING COMMITTEE MEETING
TUESDAY, FEBRUARY 18, 1992

Page 7.

TRANSCRIPT - Item No. 2 - BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY
OF LAS VEGAS, NEVADA

make -- let us know exactly what the proposal would be for that, that corner.

COUNCILMAN ADAMSEN: Okay. So you don't think it would be appropriate at this time to make that reflection in this Master Plan?

JOHN SCHLEGEL: Well, that's, that's up to you. I just don't know what we can put on the map since we really don't have anything on a drawing yet to show us what they had in mind.

COUNCILMAN ADAMSEN: Well, what I have seen from the developer is commercial and with the first step we've taken of reverting it to acreage it's my understanding that the application is forthcoming. While we're in the process of doing this Master Plan Update, I thought that should be incorporated so that again people that look at the Master Plan as a guide know what is intended for that particular area at the times they may be purchasing or developing homes in that area.

JOHN SCHLEGEL: Well, we can do that but we're going to need to get a map from the land owner.

COUNCILMAN ADAMSEN: Okay.

JOHN SCHLEGEL: To incorporate that change into this map.

COUNCILMAN ADAMSEN: Let's see if we can do that and do it expeditiously between now and the March 4th meeting.

JAMES McCALL: When may I interject some comment here?

COUNCILMAN ADAMSEN: When we're, I imagine --

JAMES McCALL: At the end when all these --

COUNCILMAN HIGGINSON: I would imagine after all the Council has their comments.

COUNCILMAN ADAMSEN: The vast majority now of Ward 2 lies in master planned communities and we're getting to the point where we don't have a lot of infill. We have that County island, John, on West Sahara north up to about Oakey. There's a question in there as whether we wanted to make that Desert Rural or Rural inasmuch as it's almost completely developed. I would prefer to see that in the Desert Rural/Rural category and not have any low density in terms of that County island even though it's not under control in the event that we, at some point in the future, annex that County island that is north of Sahara right around Lindell, Lindell Road.

JOHN SCHLEGEL: Councilman, I'm sorry we were distracted on something else.

COUNCILMAN ADAMSEN: All right. John, it's pretty much taken care of but it's something I'd like you to get with me

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AGENDA & MINUTES

ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

VI. REPORTS FROM COMMITTEES

A. RECOMMENDING COMMITTEESBILL ELIGIBLE FOR ADOPTION AT THIS MEETING

1. BILL NO. 92-1 - CREATES SPECIAL IMPROVEMENT DISTRICT NO.1431 (CRESCENT DRIVE).

Committee: Councilmen Higginson and Adamsen

First Reading - 1/22/92

First Publication: 2/5/92

Recommending Committee - 2/3/92

ADOPTION at the 2/19/92 City Council meeting.

City Council - 2/5/92

No Action Taken

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING (SEE "RECOMMENDATION" FOR SPECIFIC BILL)

2. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA

Committee: Full Council

First Reading - 2/5/92

First Publication: NONE

Recommending Committee - 2/18/92

REFERRED BACK TO PLANNING COMMISSION

HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS

Clerk to proceed with second publication

No discussion was held.

(10:47)

BILL REFERRED back to Planning Commission

CLV305898

00218

FEB 19 1992

Date:

0355

February 5, 1992

AGENDA DOCUMENTATION

TO:

The City Council

FROM:

Val Steed *Val Steed*
Chief Civil Deputy Attorney

SUBJECT:

Bill No. 92-2: Adopts a new General Plan for the City of Las Vegas, Nevada

PURPOSE/BACKGROUND

This bill will adopt a new General Plan for the City. The new Plan was adopted by the Planning Commission on December 12, 1991. The Plan will become effective upon the adoption and publication of this bill, although many of the regulatory-related aspects of the Land Use Element of the Plan will be implemented by future ordinances.

Details concerning the Plan and how it differs from the current Plan will be provided in memorandum form by the Department of Community Planning and Development.

FISCAL IMPACT

NONE

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

Agenda Item

VI.A.2

CLV305899

00219

AGENDA

MARCH 12, 1992

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 42

ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. CONSIDERATION OF CHANGES TO GENERAL PLAN
 PROPOSED BY CITY COUNCIL

Solomon -
 APPROVED CHANGES TO GENERAL PLAN
 AS PRESENTED.
 Unanimous
 (Segerblom and Pippin excused)

FRANK REYNOLDS stated the City
 Council Recommending Committee, on
 2/18/92, reviewed the comments and
 recommendations from the Planning
 Commission's public hearings.
 There were several items they
 would like to revise:

Map 5 - Northwest Sector Future
 Land Use:

1. A portion of the parcel at
 Rainbow and Centennial was revised
 back from General Commercial to D-
 R. This area was non-conforming
 commercial and excessive.

2. Parcel at northeast corner of
 U.S. 95 and Elkhorn, which is
 Elkhorn Ranch, was R-PD6. That
 density needs to be reduced from
 ML to L.

3. Lone Mountain east of U.S. 95
 has been reduced from L-ML to L.
 It was not felt the buffer of ML
 needed to be brought around the
 corner.

4. Parcel at southeast corner of
 Lone Mountain and Torrey Pines has
 been reduced from L-ML to L.

5. Parcels north and south of
 Craig, west of Gragson, reduce
 from Service Commercial to ML to
 more properly reflect that area.

6. Parcel at northwest corner of
 Ann and Buffalo was shown as ML/L.
 The eastern two-thirds of the
 development is L and the western
 one-third is R.

On all three maps on the
 Residential Land Use
 classification under the
 Development Intensity Level the
 single family use equivalents,
 they decided to remove the
 Optional Mobile Home designation
 from both the Low and Medium Low
 categories and to delete the
 Congregate Care Bed Facility as an
 option under the Single Family
 Equivalency. Gaming Enterprise
 Districts have been shown on Map

CLV218628

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AGENDA

MARCH 12, 1992

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

Page 43

ITEM	COMMISSION ACTION
<p><u>DIRECTOR'S BUSINESS:</u></p> <p>1. <u>CONSIDERATION OF CHANGES TO GENERAL PLAN PROPOSED BY CITY COUNCIL (CONTINUED)</u></p>	<p>11.</p> <p>Map 6 - Southwest Sector Future Land Use Map:</p> <ol style="list-style-type: none"> 1. The parcel at the northeast corner of Buffalo and Washington, was revised from Medium Low to Medium Low/Service Commercial. 2. Parcel at the northwest corner of Cimarron and Westcliff was revised from Low/Medium Low to Low. 3. Parcel in vicinity of Rampart/Durango and Charleston/Alta; revise to conform to revised Peccole Ranch Master Plan (SC and L). 4. The County island between Jones and Lindell, between Sahara and Charleston, the actual land uses in there were field checked and instead of the Low they are D-R. The General Plan also shows the gaming activities approved for Summerlin and one for Peccole Ranch. This will go back to the Recommending Committee and be approved by the City Council on 4/1/92. <p>There was no one present to speak in opposition.</p> <p>To be heard by the Recommending Committee on 3/16/92 and City Council on 4/1/92.</p> <p>(8:58-9:11)</p>

CLV218629

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AGENDA & MINUTES

Page 30

ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

VI. REPORTS FROM COMMITTEES

A. RECOMMENDING COMMITTEESBILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

1. BILL NO. 92-2 - ADOPTS A NEW GENERAL PLAN FOR THE CITY OF LAS VEGAS, NEVADA

Committee: Full Council

First Reading - 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92
REFERRED BACK TO PLANNING COMMISSIONCity Council - 2/19/92
NO ACTION TAKENRecommending Committee - 3/16/92
ADOPTION at the 4/1/92 City Council meeting.

HIGGINSON - Second Reading and BILL ADOPTED - UNANIMOUS (Jones excused)

Clerk to proceed with second publication

No discussion was held.

(9:52 to 9:54)

2. BILL NO. 92-6 - AMENDS THE REDEVELOPMENT PLAN IN EFFECT FOR THE REDEVELOPMENT AREA BY DELETING THEREFROM AND ADDING THERETO VARIOUS DEFINITIONS OF DESIGNATED LAND USE PERMITTED IN THE REDEVELOPMENT AREA AND CHANGING SOME OF THE DESIGNATED LAND USES.

Committee: Councilmen Nolen and Hawkins

First Reading: 2/5/92

First Publication: R-J - 3/19/92

Recommending Committee - 2/18/92
To be adopted at the same time as Bill No. 92-2 which has been referred back to the Planning Commission.City Council - 2/19/92
NO ACTION TAKEN

NOTE: BILL TO BE ADOPTED AT THE SAME TIME AS BILL NO. 92-2.

NOLAN - Second Reading and BILL ADOPTED - UNANIMOUS

Clerk to proceed with second publication

NOTE: Previous motion by Nolen to amend BILL FAILED with Higginson, Adamsen and Jones voting "NO".

NOTE: VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.

(9:54 to 9:58)


APPROVED AGENDA ITEM

CLV218630

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CITY COUNCIL MINUTES

332

APR 01 1992

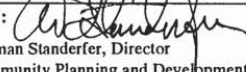
CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

March 13, 1992

TO: Mayor Jan Lavery Jones
Councilman Bob Nolen
Councilman Arnie Adamsen
Councilman Scott Higginson
Councilman Frank Hawkins, Jr.

FROM: 
Norman Standerfer, Director
Community Planning and Development

SUBJECT: BACK-UP FOR RECOMMENDING COMMITTEE
MEETING OF MARCH 16, 1992 ITEM NO.4:
BILL NO. 92-2: ADOPT A NEW GENERAL PLAN
FOR THE CITY OF LAS VEGAS

COPIES TO:
William Noonan, City Manager Kathy Tighe, City Clerk
Larry Barton, Deputy City Mgr. Val Steed, Chief Dep. City Atty
Tom Mc Pherson, Dep. City Mgr. Bob Sylvain, Deputy City Atty.
Jan Bruner, Assistant City Mgr. Frank Reynolds, Deputy Dir.
Richard Welch, Director, DEUD Larry Bender, Chf. Urban. Dev.

The Planning Commission, at their meeting of March 12, 1992, reviewed the revisions to the General Plan proposed by the City Council Recommending Committee at their February 18, 1992 meeting. They concurred with all revisions and unanimously adopted the General Plan with these revisions:

- Revise Land Use Element Table 3, and Residential Land Use Classification Schedule on legend of all Sector Future Land Use Maps, to:
 - Delete Mobile Home (7.14) notation from L and ML categories
 - Delete Congregate Care/Bed notation from L category
- Map 5: NW Sector Future Land Use
 - Parcel at Rainbow/Centennial: revise from GC to DR
 - Parcel at NE corner US95/Elkhorn (Elkhorn Ranch): revise from ML to L (=R-PD 6)
 - Parcel at NE corner US95/Lone Mountain: delete segment of ML along Lone Min. (to L)
 - Parcel at SE corner Lone Mountain/Torrey Pines: revise from L/ML to L
 - Parcels at Gragson/W. Craig: revise from SC to ML
 - Parcel at NW corner Ann/Bufalo: revise from ML/L to L (east 2/3); R west (1/3)
 - Show "Gaming Facility" reference
- Map 6: SW Sector Future Land Use
 - Parcel at NE corner Buffalo/Washington: revise from ML to ML/SC
 - Parcel at NW corner Cimmaron/Westcliff: revise from L/ML to L
 - Parcel in vicinity of Rampart/Durango and Charleston/Alta: revise to conform to revised Peccole Ranch Master Plan (SC and L)
 - Parcel in vicinity of Jones/Lindell and Sahara/Charleston (County island): revise to DR
 - Show "Gaming Facility" reference
- Map 7: SE Sector Future Land Use
 - No revisions
- Make new (11" x 17") Gaming Enterprise Zone Map to include in Land Use Element as an informational item only (new Map No. 11)

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BILL NO. 92-2

ORDINANCE No. 3636

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

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

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, adopted by the Planning Commission on December 12, 1991, and approved for adoption by the City Council on the 1st day of April, 1992, is hereby adopted as the master plan for the City as required by Chapter 278 of Nevada Revised Statutes (NRS). The General Plan includes mandatory and optional elements described in NRS Chapter 278 and includes text, future land use maps, the Downtown Development Plan, and the Master Plan of Streets and Highways. The General Plan shall be on file in the office of the Department of Community Planning and Development.

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

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

(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.

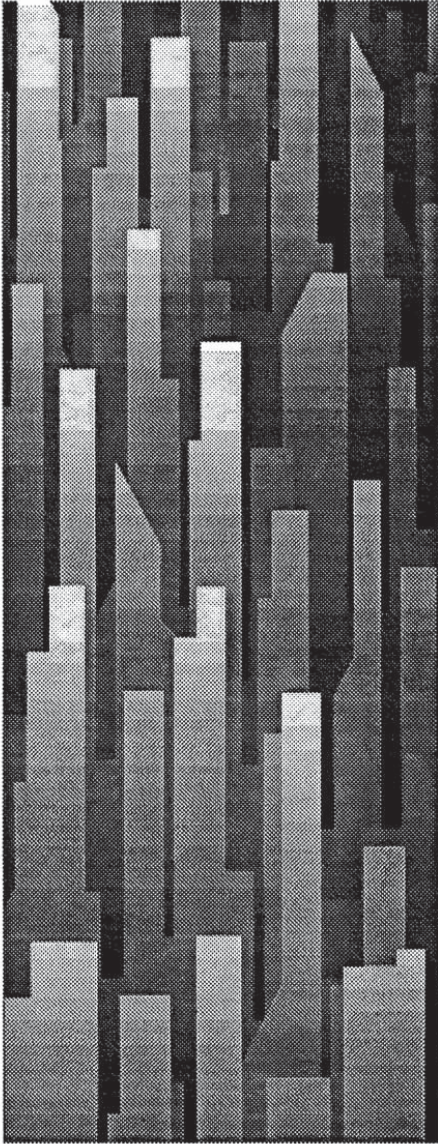
16 APPROVED:

17
18 By 
JAN LAVERTY JONES, MAYOR

19 ATTEST:

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21 KATHLEEN M. TIGHE, CITY CLERK
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GENERAL PLAN



Land Use
Community Facilities
Infrastructure
Circulation
Public Finance
Economic Development
Housing
Urban Design
Environmental Quality
Historic Preservation

City of Las Vegas



400 E. Stewart
Las Vegas, NV 89101

Adopted by City Council April 1, 1992
Effective Date April 5, 1992

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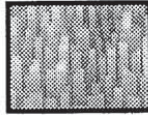


TABLE OF CONTENTS

City of Las Vegas General Plan

	Page
I. Introduction	I-1
1.1 Purpose and Scope of the Updated General Plan	
1.2 The "Las Vegas 2000 and Beyond" Strategic Planning Program	
1.3 The General Plan Update Process	
1.4 Population Growth and the Need for Growth Management	
1.5 Growth Management	
1.6 Content Conformance with State of Nevada Statutes	
1.7 Intergovernmental Coordination	
1.8 Format of the Updated General Plan	
 II. Land Use	 II-1
2.1 Background	
2.2 Issues	
2.3 Goal, Objectives, Policies and Programs	
2.4 Evaluation and Implementation Process	
2.5 Recommended Future Land Use Plans	
 III. Community Facilities	 III-1
3A Police	III-1
3A.1 Background	
3A.2 Issues	
3A.3 Goal, Objectives, Policies and Programs	
3A.4 Evaluation and Implementation Matrix	
3B Municipal Courts	III-6
3B.1 Background	
3B.2 Issues	
3B.3 Goal, Objectives, Policies and Programs	
3B.4 Evaluation and Implementation Matrix	
3C Detention and Enforcement	III-9
3C.1 Background	
3C.2 Issues	
3C.3 Goal, Objectives, Policies and Programs	
3C.4 Evaluation and Implementation Matrix	
3D Fire Protection Services	III-12
3D.1 Background	
3D.2 Issues	
3D.3 Goal, Objectives, Policies and Programs	
3D.4 Evaluation and Implementation Matrix	

3E	Education Facilities	III-16
3E.1	Background	
3E.2	Issues	
3E.3	Goal, Objectives, Policies and Programs	
3E.4	Evaluation and Implementation Matrix	
3F	Library Facilities	III-20
3F.1	Background	
3F.2	Issues	
3F.3	Goal, Objectives, Policies and Programs	
3F.4	Evaluation and Implementation Matrix	
3G	Leisure and Cultural Facilities	III-24
3G.1	Background	
3G.2	Issues	
3G.3	Goal, Objectives, Policies and Programs	
3G.4	Evaluation and Implementation Matrix	

IV. Infrastructure IV-1

4A	Sewer Collection and Treatment System	IV-2
4A.1	Background	
4A.2	Issues	
4A.3	Goal, Objectives, Policies and Programs	
4A.4	Evaluation and Implementation Matrix	
4B	Water Distribution System	IV-15
4B.1	Background	
4B.2	Issues	
4B.3	Goal, Objectives, Policies and Programs	
4B.4	Evaluation and Implementation Matrix	
4C	Flood Control System	IV-28
4C.1	Background	
4C.2	Issues	
4C.3	Goal, Objectives, Policies and Programs	
4C.4	Evaluation and Implementation Matrix	
4D	Solid Waste	IV-35
4D.1	Background	
4D.2	Issues	
4D.3	Goal, Objectives, Policies and Programs	
4D.4	Evaluation and Implementation Matrix	

V. Circulation V-1

5D.1	Background
5D.2	Issues
5D.3	Goal, Objectives, Policies and Programs
5D.4	Evaluation and Implementation Matrix

VI. Public Finance**VI-1**

- 6D.1 Background
- 6D.2 Issues
- 6D.3 Goal, Objectives, Policies and Programs
- 6D.4 Evaluation and Implementation Matrix

VII. Economic Development**VII-1**

- 7D.1 Background
- 7D.2 Issues
- 7D.3 Goal, Objectives, Policies and Programs
- 7D.4 Evaluation and Implementation Matrix

VIII. Housing**VIII-1**

- 8D.1 Background
- 8D.2 Issues
- 8D.3 Goal, Objectives, Policies and Programs
- 8D.4 Evaluation and Implementation Matrix

IX. Urban Design**IX-1**

- 9D.1 Background
- 9D.2 Issues
- 9D.3 Goal, Objectives, Policies and Programs
- 9D.4 Evaluation and Implementation Matrix

X. Environmental Quality and Natural Resource Conservation**X-1****10A Water Supply and Quality****X-2**

- 10A.1 Background
- 10A.2 Issues
- 10A.3 Goal, Objectives, Policies and Programs
- 10A.4 Evaluation and Implementation Matrix

10B Drainage and Flood Control**X-13**

- 10B.1 Background
- 10B.2 Issues
- 10B.3 Goal, Objectives, Policies and Programs
- 10B.4 Evaluation and Implementation Matrix

10C Geologic Hazards**X-19**

- 10C.1 Background
- 10C.2 Issues
- 10C.3 Goal, Objectives, Policies and Programs
- 10C.4 Evaluation and Implementation Matrix

10D Air Quality	X-27
10D.1 Background	
10D.2 Issues	
10D.3 Goal, Objectives, Policies and Programs	
10D.4 Evaluation and Implementation Matrix	
10E Energy Conservation and Management	X-37
10E.1 Background	
10E.2 Issues	
10E.3 Goal, Objectives, Policies and Programs	
10E.4 Evaluation and Implementation Matrix	
10F Noise	X-40
10F.1 Background	
10F.2 Issues	
10F.3 Goal, Objectives, Policies and Programs	
10F.4 Evaluation and Implementation Matrix	
10G Natural Features	X-43
10G.1 Background	
10G.2 Issues	
10G.3 Goal, Objectives, Policies and Programs	
10G.4 Evaluation and Implementation Matrix	

XI. Historic Preservation	XI-1
11.1 Background	
11.2 Issues	
11.3 Goal, Objectives, Policies and Programs	
11.4 Evaluation and Implementation Matrix	

Appendix (Note: see separate volume)

- I. Introduction
- II. Land Use
- III. Community Facilities
- IV. Infrastructure
- V. Circulation
- VI. Public Finance
- VII. Economic Development
- VIII. Housing
- IX. Urban Design
- X. Environmental Quality and Natural Resource Conservation
- XI. Historic Preservation



II. LAND USE

2.1 Background	
2.1.1 Relationship to Other Elements	1
2.1.2 Existing Land Use Conditions	3
2.1.3 Relationship of Zoning to Land Use Planning	3
2.1.4 Development Intensity Level (DIL) Land Use Classification	3
2.1.5 General Plan Land Use Classification System	6
2.2 Issues	
1. Legal Significance of General (Master) Plans	8
2. Future Availability of Water	8
3. Proper Balance of Land Uses	8
4. Neighborhood Scale Planning	10
5. Alternatives to Urban Sprawl	10
6. Valley-wide Coordination of Land Use Planning	11
2.3 Goal, Objectives, Policies and Programs	12
2.4 Evaluation and Implementation Process	
2.4.1 Land Use Plan Consistency and Development Review Policies	15
2.4.2 Evaluation and Implementation Matrix	16
2.5 Future Land Use Plans	
2.5.1 Sector Scale Future Land Use Plans	19
2.5.2 Generalized Valley-wide Future Land Use Plan	20

List of Maps

1. Northwest Sector Generalized Existing Land Use	4a
2. Southwest Sector Generalized Existing Land Use	4b
3. Southeast Sector Generalized Existing Land Use	4c
4. Planned Communities	4d
5. Northwest Sector Future Land Use	20a
6. Southwest Sector Future Land Use	20b
7. Southeast Sector Future Land Use	20c
8. 1991 Summerlin General Plan	20d
9. Downtown Development Plan	20e
10. Gaming Enterprise District	20f
11. Generalized Valley-wide Future Land Use Plan Map	Back Cover Pocket

List of Tables

1. City of Las Vegas Existing Land Use	4
2. Land Use Categories: Zoning District to General Plan Conversion	5
3. Residential Land Use Classification Schedule	6
4. Potential Population Capacity on Vacant Residential Land	9
5. Valley-wide Proposed Land Use Categories	
a. Residential	21
b. Non-Residential	22

List of Figures

1. Relationship of Land Use Planning and Circulation Planning	2
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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 densities (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 right-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.

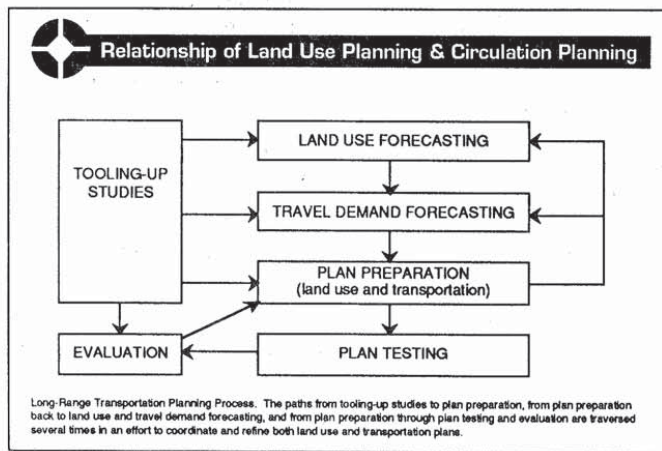
Urban Design Element

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

The major environmental planning activities (air quality planning and management, solid-waste management and open-space planning to list the

Figure 1



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 lifestyle 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 Plan-

ning 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 classification to the General Plan Future Land Use classification is shown in the following Table 2. 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 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.

* *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

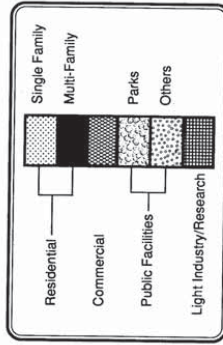
 City of Las Vegas Existing Land Use By Sector, By Acres								
C.P.*	Residential		Public	Commercial	Light Industry/ Research	R of W	Vacant	Totals
	SFam	MFam	Fac					
Northwest Las Vegas								
11	-	-	127	101	0	612	1,030	3,064
12	-	-	233	40	0	4,795	19,159	26,639
15	-	-	72	78	0	563	1,410	2,813
Total	4188	108	432	219	0	5,970	21,599	32,516
	12.88%	0.33%	1.33%	0.67%	0.00%	18.36%	66.43%	100.00%
Southwest Las Vegas								
7	-	-	185	202	0	530	1,100	2,647
8	-	-	57	141	0	561	301	2,808
9	-	-	273	53	57	972	2,546	4,858
10A-D	-	-	94	126	0	667	719	3,337
13	-	-	190	68	0	783	1,861	3,913
16	-	-	127	0	0	768	2,458	3,840
Total	4,469	2,095	926	590	57	4,281	8,985	21,403
	20.88%	9.79%	4.33%	2.76%	0.27%	20.00%	41.98%	100.00%
Southeast Las Vegas								
1	-	-	330	252	54	752	659	3,974
2	-	-	175	309	170	647	80	2,051
3	-	-	67	224	17	470	124	1,743
4	-	-	180	159	213	695	648	3,139
5	-	-	361	310	203	444	227	2,630
6	-	-	73	343	434	761	138	3,253
10E	-	-	0	20	0	134	157	504
Total	3,939	3,525	1,186	1,617	1,091	3,903	2,033	17,294
	22.78%	20.39%	7%	9%	6%	23%	12%	100%
City Totals								
	12,596	5,728	2,544	2,426	1,148	14,154	32,617	71,213
	17.69%	8.04%	3.57%	3.4%	1.61%	19.88%	45.8%	100%
* Community Profile Map #								

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

GP.LU Table 1 CLV existing;FR;pm/4-14-92

Northwest Sector Generalized Existing Land Use

LEGEND



SOURCE: Dept. of Community Planning & Development

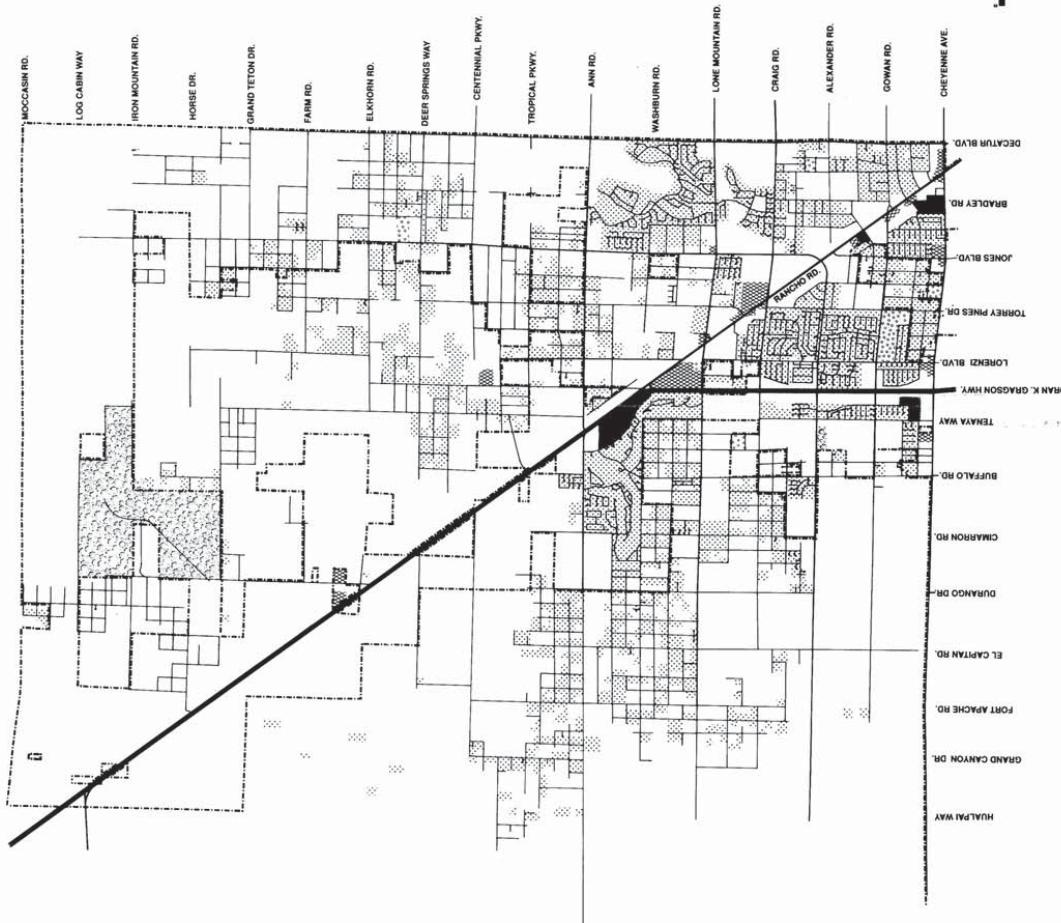
Adopted by the Planning Commission,
December 12, 1991

Sandra Hudgens
Chairman
Sandra Hudgens

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

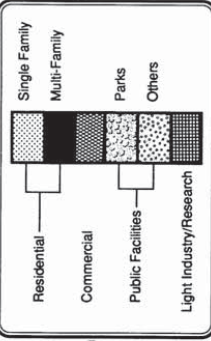


UTM COORDINATES

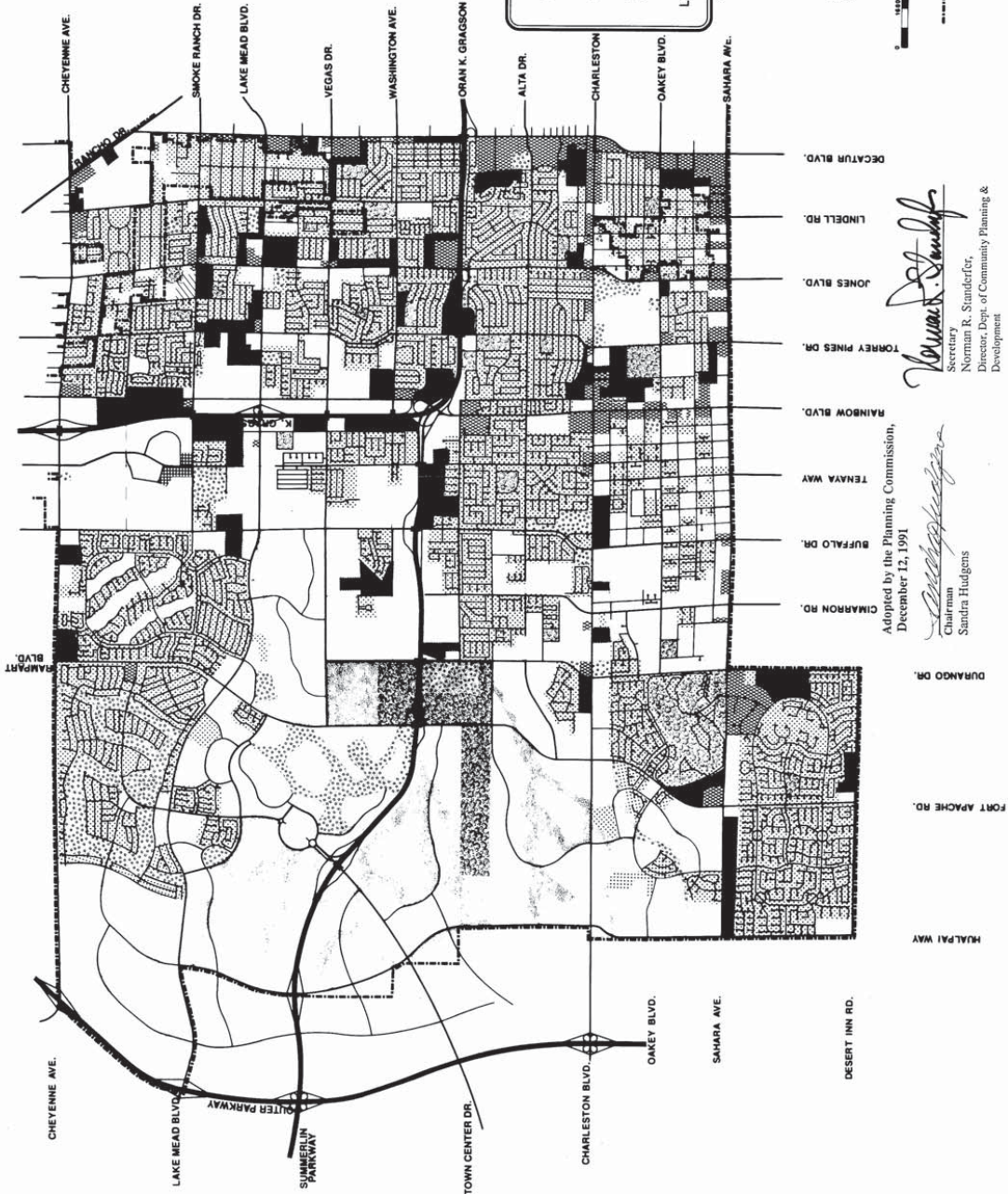


Southwest Sector Generalized Existing Land Use

LEGEND



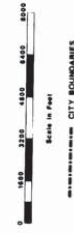
SOURCE: Dept. of Community Planning & Development



Adopted by the Planning Commission,
December 12, 1991

Chairman
Sandra Hudgens

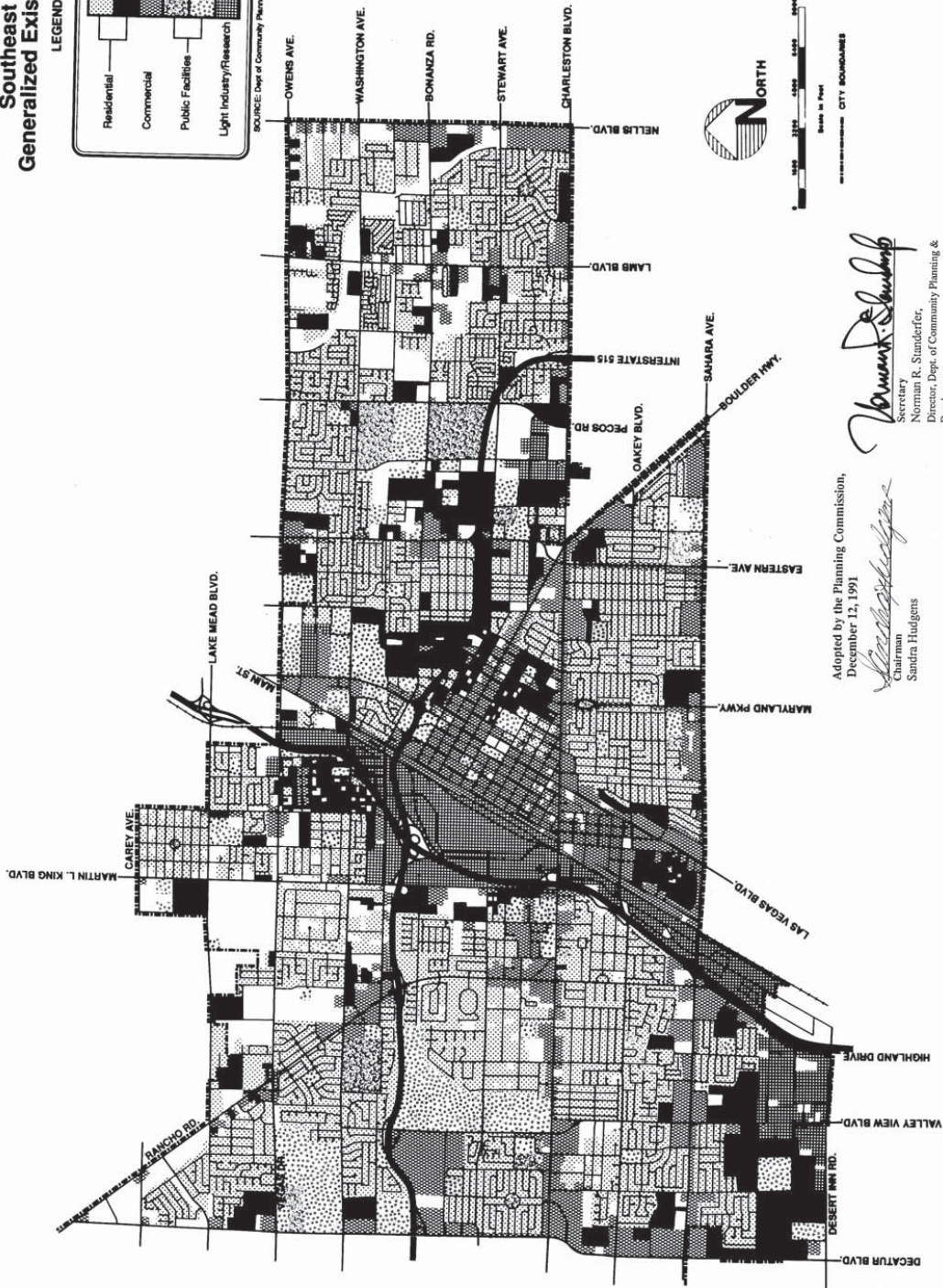
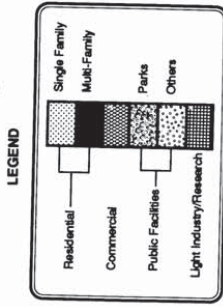
Secretary
Norman R. Standerfer,
Director, Dept. of Community Planning &
Development



CITY BOUNDARIES

Map 5

Southeast Sector Generalized Existing Land Use



Adopted by the Planning Commission,
December 12, 1991

Sandra Hudgens
Chairman
Sandra Hudgens

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

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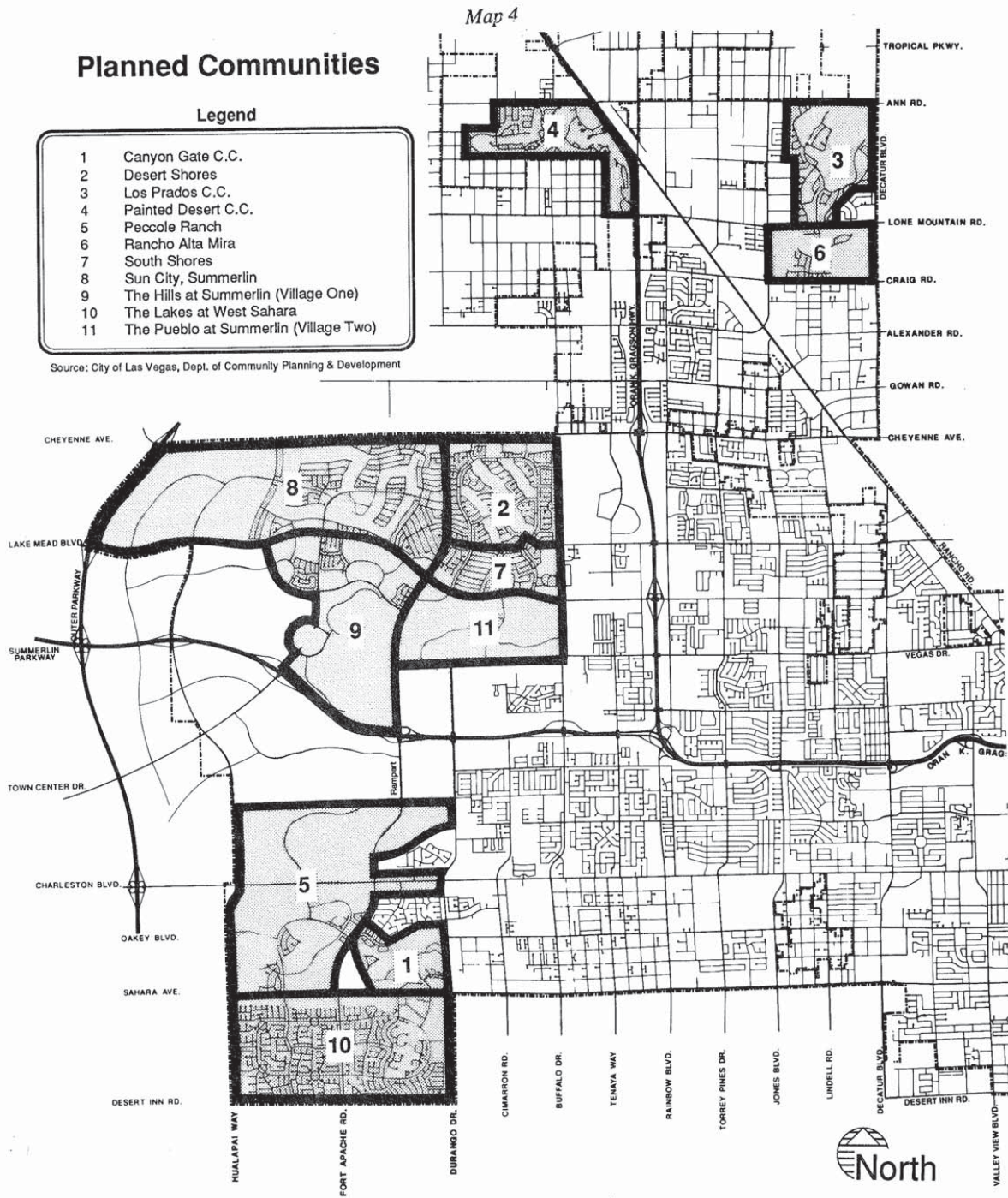
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Planned Communities

Legend

- 1 Canyon Gate C.C.
- 2 Desert Shores
- 3 Los Prados C.C.
- 4 Painted Desert C.C.
- 5 Peccole Ranch
- 6 Rancho Alta Mira
- 7 South Shores
- 8 Sun City, Summerlin
- 9 The Hills at Summerlin (Village One)
- 10 The Lakes at West Sahara
- 11 The Pueblo at Summerlin (Village Two)

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



Land Use

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