

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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**AMENDED  
JOINT APPENDIX  
VOLUME 13, PART 4 OF 4  
(Nos. 2461-2536)**

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# **EXHIBIT N**

# **EXHIBIT N**

1 **BILL NO. 2000-62**  
2 **ORDINANCE NO. 5250** **FIRST AMENDMENT**

3 AN ORDINANCE TO ADOPT THE "LAS VEGAS 2020 MASTER PLAN," AND TO PROVIDE  
4 FOR OTHER RELATED MATTERS.

4 Proposed by: Willard Tim Chow, Director Summary: Adopts the Las Vegas 2020  
5 Planning and Development Master Plan.

6  
7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
8 AS FOLLOWS:

9 SECTION 1: That certain document entitled the "Las Vegas 2020 Master Plan,"  
10 including its appendices, is hereby adopted and incorporated herein by this reference. The material  
11 provisions of the Las Vegas 2020 Master Plan were approved by the Planning Commission on the  
12 15th day of June, 2000. Copies of the Plan shall be maintained on file in the office of the City Clerk  
13 and in the Planning and Development Department.

14 SECTION 2: The City's General Plan, as adopted in 1992 by Ordinance No. 3636  
15 and as amended, shall continue in effect in order to address elements and issues that are not  
16 contained or addressed in the Las Vegas 2020 Master Plan. Where the provisions of the Las Vegas  
17 2020 Master Plan conflict or are inconsistent with provisions of the City's 1992 General Plan, as  
18 amended, the provisions of the Las Vegas 2020 Master Plan shall govern to the extent of any conflict  
19 or inconsistency.

20 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or  
21 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid  
22 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
23 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
24 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
25 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
26 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
27 invalid or ineffective.  
28



CLV208167  
00268

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

4 PASSED, ADOPTED and APPROVED this 6<sup>th</sup> day of September, 2000.

5 APPROVED:  
6  
7 By   
OSCAR B. GOODMAN, Mayor

8 ATTEST:  
9   
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:  
12 Valsted 8-16-2000  
13 Date

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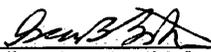
1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 2<sup>nd</sup> day of August, 2000 and referred to the following committee composed of  
3 the Councilmen Weekly and Mack for recommendation; thereafter the said committee reported  
4 favorably on said ordinance on the 6<sup>th</sup> day of September, 2000 which was a regular meeting  
5 of said Council; that at said regular meeting, the proposed ordinance was read by title to the  
6 City Council as amended and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers M. McDonald, Reese, Brown,  
8 L.B. McDonald, Weekly and Mack

9 VOTING "NAY": NONE

10 EXCUSED: NONE

11 APPROVED:

12  
13   
14 \_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16   
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18 BARBARA JO RONEMUS, City Clerk  
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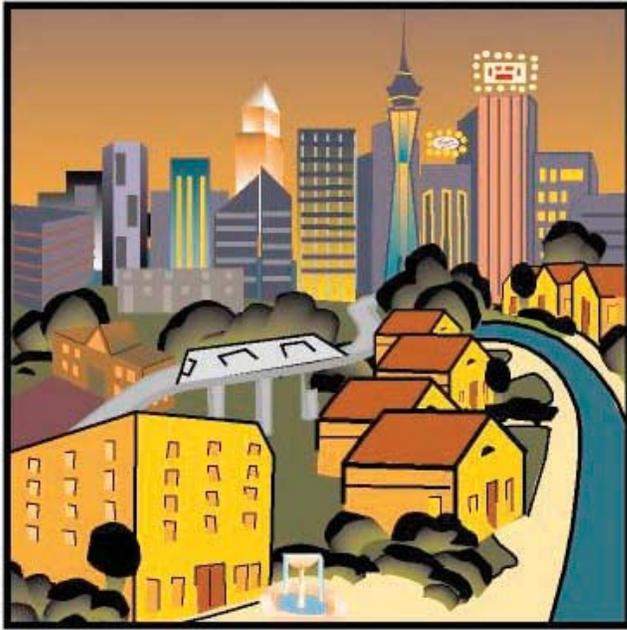
# LAS VEGAS 2020

MASTER PLAN

Diversity  
To  
multiculturalism

VISION

SMART  
growth



master plan

Reurbanization

Neighborhood  
Revitalization

Newly Developing Areas

Economic Diversity

Cultural Enhancement

Fiscal Management

Regional  
Coordination



CLV063654  
00271

The City of Las Vegas Master Plan 2020  
was adopted by  
Planning Commission on June 15, 2000  
and was adopted by  
City Council  
through  
Ordinance # 2000-62 on  
September 6, 2000



MP2020,GPlan-MPlan;pgmkr;kb/9-22-00

CLV063656

00272

**2466**

# LAS VEGAS 2020 MASTER PLAN

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# LAND USE CLASSIFICATIONS

Phase I of the Las Vegas 2020 Master Plan does not call for any basic parcel-specific land use changes and will continue the land use categories as contained in the 1992 General Plan. Phase II of the Master Plan revision process will include a reassessment of the type of land use categories applied through the Master Plan. This is discussed in detail in the next chapter of the Plan.

The 1992 General Plan, as amended, contains seventeen land use classifications, which were used to regulate the type of land use activities divided according to density or intensity of use. These classifications are as follows:

## DESERT RURAL DENSITY RESIDENTIAL (DR)

(0 - 2 du/gross acre). The Desert Rural Density Residential category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle 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. (The primary application of this category is in the Northwest Sector.)

## RURAL DENSITY RESIDENTIAL (R)

(2.1 - 3.5 du/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.)

## **LOW DENSITY RESIDENTIAL (L)**

(3.5 - 5.5 du/gross acre). The Low Density Residential category allows a maximum of 5.5 dwelling units per gross acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. 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)**

(5.6 - 8 du/gross acre). The Medium Low Density Residential category permits a maximum of 8 dwelling units per gross acre. This density range permits: single family detached homes, 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. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as infill.)

## **MEDIUM LOW ATTACHED DENSITY RESIDENTIAL (MLA)**

(8.1 - 12 du/gross acre). The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

## **MEDIUM DENSITY RESIDENTIAL (M)**

(12.1 - 25 du/gross acre). The Medium Density Residential category permits a maximum of 25 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, with a large concentration along the “west leg” of the Oran K. Gragson Highway [US 95].)

## **HIGH DENSITY RESIDENTIAL (H)**

(Greater than 25 du/gross acre). The High Density Residential category permits greater than 25 dwelling units per gross acre, with the exception of high rise apartments, which has no specific limit. (The High Density category is generally found as low rise apartments in the “Downtown Area” and other areas of relatively intensive urban development in the Southeast Sector.)

## **PLANNED COMMUNITY DEVELOPMENT (PCD)**

(2 - 8 du/gross acre) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD.

Projects in undeveloped areas that are greater than eighty acres in size require a master plan (PD zoning). Projects less than eighty acres in size are not allowed within the PCD; however, infill projects may receive a waiver from this requirement.

Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

## TOWN CENTER (TC)

The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities, shopping centers and other retail facilities; high density residential uses; planned business, office and industrial parks; and recreational uses.

The complex nature of the Town Center Area requires the development of a special plan. (Some of the same land use designations will be used, but will utilize the TC suffix to denote that different criteria will be used for project approval.)

## OFFICE (O)

The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted 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 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses.

## **TOURIST COMMERCIAL (TC)**

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

## **LIGHT INDUSTRY/RESEARCH (LI/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 SPACE (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.

# IMPLEMENTATION METHODOLOGY

The implementation of the Las Vegas 2020 Master Plan should occur through the development and completion of a number of subsequent initiatives. This capstone document is to act as a broad set of overarching policies and is intended to have direct linkages with, and provide direction to, these subsequent initiatives. These other initiatives are listed below.

## REVISIONS TO LAND USE CLASSIFICATIONS AND LONG- TERM DESIGNATIONS

Preparation and approval of this “capstone” policy document represents the completion of Phase I of the Las Vegas 2020 Master Plan process. Phase II contains a number of initiatives, one of which is an examination of the current land use classification system and the land use map. The current approach is too highly detailed in some cases but not detailed enough in other cases. A different approach may be to replace some of these classifications. Amendments to parcel-specific land use designations will be proposed in accordance with these changes and pursuant to the adoption of the goals, objectives and policies in this Plan.

## ADJUSTMENTS TO ZONING AND SUBDIVISION ORDINANCES

The City’s Zoning and Subdivision Ordinances act as the tools which implement the broad policy sets contained in the Master Plan. It is logical to assume that the need may arise to amend these tools to adequately and accurately reflect the policy direction of the Master Plan. This may include the creation or modification of one or more zones or the alteration of minimum standard regulations within the Zoning Ordinance. In addition, it may be necessary over the life of the Master Plan to modify provisions within the Subdivision Ordinance.

## COMPLETION OF MASTER PLAN ELEMENTS

There are a number of specific elements which will be prepared in order to fully address issues which are listed in the state statutes, and which are the subject of policy references in the capstone portion of the Master Plan. A number of these elements were under preparation simultaneously with the Master Plan capstone document, including a Parks Element, a Trails Element, a Public Safety Element and a Housing Element.

A number of other areas should be addressed within separate elements, in order to implement the broad policy direction within the Master Plan. These future elements could include a Conservation Element (including a Regional Flood Control Plan), a Historic Properties Preservation Element, and a Transit and Transportation Element. An update should also be considered for the Master Plan of Streets and Highways.

## COMPLETION OF SPECIAL AREA LAND USE PLANS

There are precincts within the city which may require the development of special land use plans in order to address issues that are unique to a limited geographical area. In these cases, the general policy framework of the Master Plan is insufficient to provide the detailed policy set necessary to respond to such issues.

Currently, there is a special area plan in place for the Downtown, in the form of the Downtown Las Vegas Centennial Plan. A Downtown Neighborhood Plan is also under preparation as a neighborhood-driven initiative by the Downtown Central Development Committee (DCDC). There is also work underway on revisions to the West Las Vegas Plan. Already in place is a special area plan for the Medical District.

Additionally, a number of newly developing areas of the city, such as Summerlin, Peccole Ranch, the Lone Mountain area, and other areas are subject to special master plans or development agreements as planned communities. Special area plans may be needed to provide special policy direction for both redeveloping areas within the central portion of the city or in newly developing areas on the urban fringe.

In particular, special area plans may be required for the Kyle Canyon area of the Northwest Sector, and a plan may be prepared to address land use and design issues in the Rancho Drive corridor. Other planning initiatives which may require reexamination include the Las Vegas Redevelopment Plan and a future land use map for the Downtown area.

## **APPOINTMENT OF CAPITAL IMPROVEMENT PLANNING COORDINATOR**

One of the principal findings of the Master Plan is the need to link capital improvement programming and operating and maintenance budgets with long range planning as contained in the Master Plan. This is required to efficiently coordinate the planning and construction of infrastructure and the development of services in anticipation of new development, or in the future, of urban redevelopment.

To this end, the Master Plan suggests the need to have staff in place to provide a dedicated link between the Master Plan and the City departments and relevant agencies vested with developing this infrastructure and with providing these services.

# **EXHIBIT O**

# **EXHIBIT O**

**FIRST AMENDMENT**

**BILL NO. 2005-46**

**ORDINANCE NO. 5787**

AN ORDINANCE TO ADOPT THE LAND USE ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development      Summary: Adopts the Land Use Element of the Las Vegas 2020 Master Plan.

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

SECTION 1: The document that is attached to this Ordinance, which was approved by the City Council on July 6, 2005, is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The attached document shall function as the Land Use Element of the Las Vegas 2020 Master Plan and shall replace and supersede any corresponding element or inconsistent provision of the City's General Plan, as adopted by Ordinance No. 3636 and amended thereafter.

SECTION 2: 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 hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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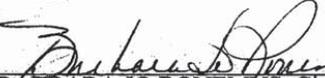
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00284

1 SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,  
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 14th day of September, 2005.

5 APPROVED:

6  
7 By   
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:  
10   
11 BARBARA JO RONEMUS, City Clerk

12 APPROVED AS TO FORM:  
13 Val Steel 9-7-05  
14 Date

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 17th day of August, 2005, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7<sup>th</sup> day of September, 2005, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman  
Councilmembers: Reese, Brown, Weekly, Wolfson, and Ross  
VOTING "NAY": None  
EXCUSED: Tarkanian  
ABSTAINED: None

APPROVED:

  
OSCAR B. GOODMAN, Mayor

ATTEST:

  
BARBARA JO RONEMUS, City Clerk

# LAND USE ELEMENT

LAS VEGAS  
MASTER PLAN 2020

introduction

relationship to other elements

existing land use

land use hierarchy

future land use

description of area plan  
land use categories

land use maps

overview of general plan  
amendment / major modification  
process

gaming enterprise district



Approved by  
City Council 7-06-05

CLV064163  
00287

The City of Las Vegas Land Use Element  
of the Las Vegas 2020 Master Plan  
was adopted by  
City Council on July 6, 2005  
(GPA-6363).



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# LAND USE HIERARCHY

The land use hierarchy of the city of Las Vegas is designed to progress from broad to specific. In descending order, the land use hierarchy progresses in the following order: 2020 Master Plan; Land Use Element; Master Plan Land Use Designation; Master Development Plan Areas; and Zoning Designation. The following is a brief explanation of the role assumed by each level of the land use hierarchy.

## 2020 MASTER PLAN

In 2001, the city of Las Vegas adopted the 2020 Master Plan, that provided a broad and comprehensive policy direction for future land use planning. Within this document, the city was divided into four strategy areas whose boundaries were roughly adopted from the 1992 General Plan Sector Plans. The areas are defined as the Downtown Reurbanization Area, Neighborhood Revitalization Area, Newly Developing Area, and Recently Developed Area. Within these areas, broad goals, objectives, and policies were developed in order to direct planning efforts until the year 2020.

## LAND USE ELEMENT

Within the Land Use Element, the city is divided into the Centennial Hills Sector, Southeast Sector, Southwest Sector, and the Downtown Area. The sector plans have been modified from their original 1992 configuration so that they now have the same geographical boundaries as the four strategy areas (Downtown Reurbanization, Neighborhood Revitalization, Newly Developing, and Recently Developed) identified in the Master Plan 2020.

While the 2020 Strategy Areas and Land Use Element Sector Plans have different names, the objectives and policies developed for each Strategy Area in the Master Plan also directs future planning policy for its corresponding Sector Plan.

The following list depicts the 2020 Master Plan Strategy Areas and its Land Use Element equivalent.

2020 Plan Strategy Area	Land Use Element
Downtown Reurbanization Area	Downtown Area
Neighborhood Revitalization Area	Southeast Sector Plan
Newly Developed Area	Centennial Hills Sector Plan
Recently Developed Area	Southwest Sector Plan

<sup>2</sup> *Recently Developed Areas was added through a revision of the 2020 Master Plan dated July 6, 2005.*

## MASTER PLAN DESIGNATION

The Master Plan Designation determines its future land use. There are 16 land use designations within the Master Plan that allow for various residential, commercial, industrial, and public facility uses. Within each designation, a specific set of zoning districts are allowed.

## MASTER DEVELOPMENT PLAN AREAS AND SPECIAL LAND USE DESIGNATION

Master Planned areas are comprehensively planned developments with a site area of more than eighty acres<sup>3</sup>. Other area plans are intended for neighborhood and other smaller areas where it is determined that a more detailed planning direction is needed. These area and Master Planned areas are located throughout the city and are listed by Sector Plan in the Future Land Use section of this element.

Some plan areas have separate land use designations that are unique to that particular plan. These special land use designations are described within the Description of Master Plan Land Use Designations in the Future Land Use section of this element.

## ZONING

Zoning is the major implementation tool of the Master Plan. The use of land as well as the intensity, height, setbacks, and associated parking needs of a development are regulated by zoning district requirements. Each Master Plan designation has specific zoning categories that are compatible, and any zoning or rezoning request must be in substantial agreement with the Master Plan as required by Nevada Revised Statutes 278.250 and Title 19.00 of the Las Vegas Municipal Code. The land use tables within the Future Land Use section of this element depict the allowable zoning districts for each Master Plan designation.

<sup>3</sup> Certain infill developments may receive a waiver from the eighty-acre requirement.

# SOUTHWEST SECTOR

The Southwest Sector of the Master Plan is located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, the Beltway to the west, and the city limit boundaries to the south. Many of the city's more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan. The following Master Development Plan Areas are located within the Southwest Sector:

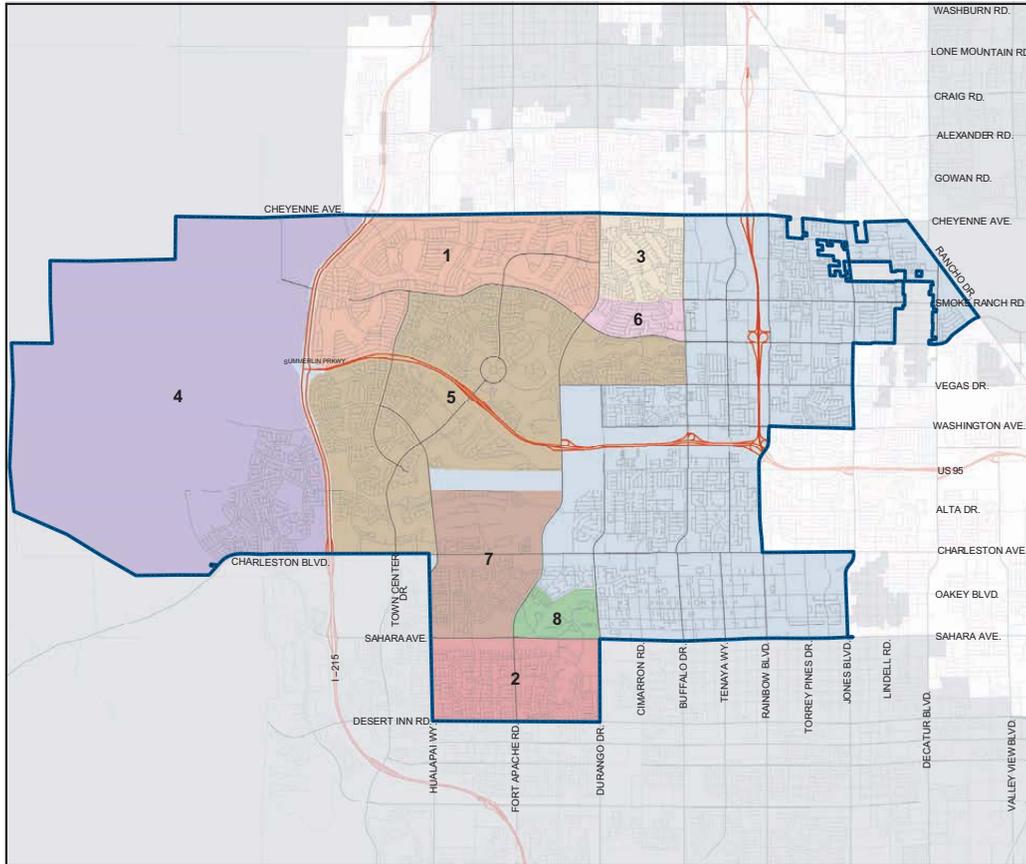
Canyon Gate  
Desert Shores

Sun City  
The Lakes

Peccole Ranch  
South Shores

Summerlin  
Summerlin West

**Map 4**  
**Southwest Sector Map**



Printed: March 15, 2005

- 1 Sun City
- 4 West Summerlin
- 7 Peccole Ranch
- 2 The Lakes
- 5 Summerlin
- 8 Canyon Gate
- 3 Desert Shores
- 6 South Shores
- Southwest Sector
- Freeway



Future Land Use

# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plan.

**Rural Neighborhood Preservation (RNP)** – The predominant residential life-style of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. In accordance with an Interlocal Agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. The Interlocal Agreement describes areas within the Centennial Hills Sector as “Excepted Areas.” The “Excepted Areas” are those that will be annexed into the City only by request of the individual property owners. This category allows up to 2 units per acre.

**Desert Rural Density Residential (DR)** – The predominant lifestyle 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. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, 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. This category allows up to 8.49 units per acre.



**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows over 25.5 or more units per acre.

**O (Office)** – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)** – 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, theaters, 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. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may 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 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.



**LI/R (Light Industry / Research)** – The 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 distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, 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.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles,

Description of Land Use Categories



# **EXHIBIT P**

# **EXHIBIT P**

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**BILL NO. 2009-34**

**ORDINANCE NO. 6056**

AN ORDINANCE TO ADOPT THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: M. Margo Wheeler, Director of Planning and Development      Summary: Adopts the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan.

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

SECTION 1: The document entitled "Land Use and Rural Neighborhoods Preservation Element," including its appendix, exhibits and maps, the essential contents of which were approved by the City Council on August 5, 2009, is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The document so identified shall function as the Land Use Element and the Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan, and shall replace and supersede any corresponding element or inconsistent provision of the City's General Plan, as adopted by Ordinance No. 3636 and amended thereafter.

SECTION 2: The Planning and Development Department is authorized and directed to:

(A) Include the date of the adoption of this Ordinance within or upon the document referred to in Section 1 at such locations as are designed to reflect the date of the adoption of this Ordinance;

(B) Replace any page within the document that may indicate it is in "draft" form with a final version of that page;

(C) Publish the document in final form, in a format deemed necessary or appropriate, including the reorganization of text and maps as may be appropriate; and

(D) File the final document with the City Clerk.

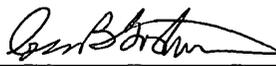
SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or



1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
5 invalid or ineffective.

6 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,  
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this 2<sup>nd</sup> day of September, 2009.

10 APPROVED:  
11  
12 By   
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:  
15   
16 BEVERLY K. BRIDGES, CMC  
City Clerk

17 APPROVED AS TO FORM:  
18 Val Steel 7-21-09  
19 Date

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# Land Use & Rural Neighborhoods Preservation Element

City of Las Vegas  
Planning & Development Department



The City of Las Vegas  
Land Use & Rural Neighborhoods Preservation Element  
of the Las Vegas 2020 Master Plan  
was adopted by City Council  
on September 2, 2009  
(Bill No. 2009-34)

**CITY OF LAS VEGAS  
 LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT**

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## **DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES**

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

### RESIDENTIAL

**RNP (Rural Neighborhood Preservation)** – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas 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. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, 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. This category allows up to 8.49 units per acre.

**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

#### COMMERCIAL/INDUSTRIAL

**O (Office)** – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)** – 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, theaters, 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. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may 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 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry/Research)** – The 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 distributions, and research,

development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

**PF (Public Facilities)** – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, 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.

**TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks. Existing natural features within the TND are to be retained and incorporated, where feasible, as organizational and recreational elements of the community.

The TND category differs from the PCD category as follows:

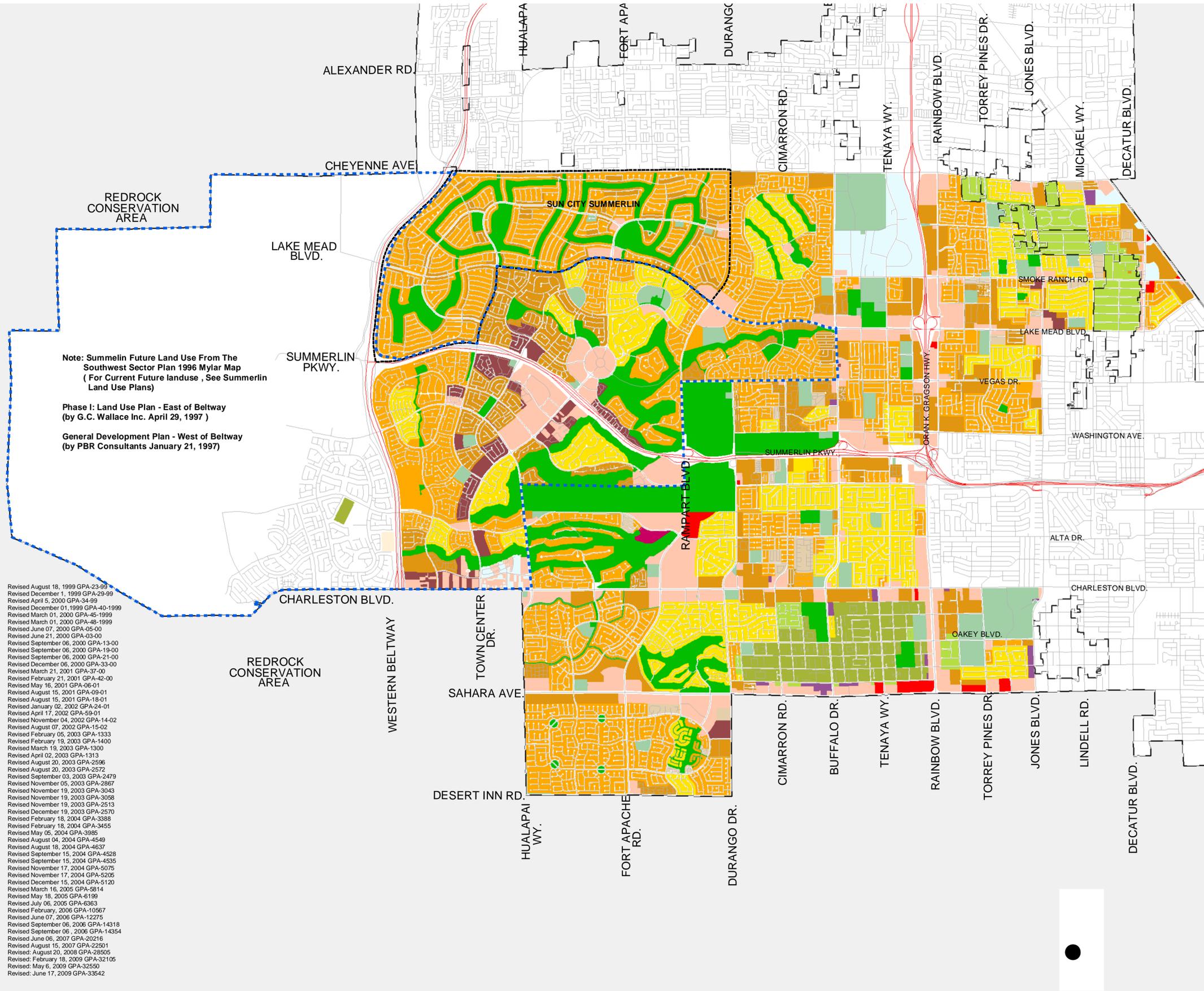
- The TND features pedestrian-oriented neighborhoods with a mixture of housing types;
- The TND primarily utilizes an interconnected grid of streets that de-emphasizes gated private streets and cul-de-sacs; and
- The TND primarily emphasizes a strong relationship between buildings and streets, and de-emphasizes perimeter walls along the roadways.

**LVMD (Las Vegas Medical District)** – The Las Vegas Medical District category encompasses a 214-acre special plan area that includes several major medical facilities and supporting office and commercial uses. Multi-family residential uses are permitted, while existing single-family uses are intended to transition to medical and commercial uses over time.

## DOWNTOWN LAND USE PLAN

SOUTHWEST SECTOR  
Land Use Categories

-  Desert Rural - up to 2.49 du/ac
-  Rural - up to 3.59 du/ac
-  Low - up to 5.49 du/ac
-  Medium - Low - up to 8.49 du/ac
-  Medium - Low Attached - up to 12.49 du/ac
-  Medium - up to 25.49 du/ac
-  High - 25+ du/ac
-  Office
-  Service Commercial
-  General Commercial
-  General Tourist Commercial
-  Park/Recreation/Open Space
-  Public Facility
-  Light Industrial / Research
-  Sun City Summerlin
-  Summerlin



Note: Summerlin Future Land Use From The Southwest Sector Plan 1996 Mylar Map ( For Current Future landuse , See Summerlin Land Use Plans)

Phase I: Land Use Plan - East of Beltway (by G.C. Wallace Inc. April 29, 1997 )

General Development Plan - West of Beltway (by PBR Consultants January 21, 1997)

- Revised August 18, 1999 GPA-23-99
- Revised December 1, 1999 GPA-29-99
- Revised April 5, 2000 GPA-34-99
- Revised December 01, 1999 GPA-40-1999
- Revised March 01, 2000 GPA-45-1999
- Revised March 01, 2000 GPA-48-1999
- Revised June 07, 2000 GPA-05-00
- Revised June 21, 2000 GPA-03-00
- Revised September 06, 2000 GPA-13-00
- Revised September 06, 2000 GPA-19-00
- Revised September 06, 2000 GPA-21-00
- Revised December 06, 2000 GPA-33-00
- Revised March 21, 2001 GPA-37-00
- Revised February 21, 2001 GPA-42-00
- Revised May 16, 2001 GPA-06-01
- Revised August 15, 2001 GPA-09-01
- Revised August 15, 2001 GPA-19-01
- Revised January 02, 2002 GPA-24-01
- Revised April 17, 2002 GPA-59-01
- Revised November 04, 2002 GPA-14-02
- Revised August 07, 2002 GPA-15-02
- Revised February 05, 2003 GPA-1333
- Revised February 19, 2003 GPA-1400
- Revised March 19, 2003 GPA-1300
- Revised April 02, 2003 GPA-1313
- Revised August 20, 2003 GPA-2596
- Revised August 20, 2003 GPA-2572
- Revised September 03, 2003 GPA-2479
- Revised November 05, 2003 GPA-2867
- Revised November 19, 2003 GPA-3043
- Revised November 19, 2003 GPA-3058
- Revised November 19, 2003 GPA-2513
- Revised December 19, 2003 GPA-2570
- Revised February 18, 2004 GPA-3388
- Revised February 18, 2004 GPA-3455
- Revised May 05, 2004 GPA-3985
- Revised August 04, 2004 GPA-4549
- Revised August 18, 2004 GPA-4637
- Revised September 15, 2004 GPA-4528
- Revised September 15, 2004 GPA-4535
- Revised November 17, 2004 GPA-5075
- Revised November 17, 2004 GPA-5205
- Revised December 15, 2004 GPA-5120
- Revised March 16, 2005 GPA-5814
- Revised May 18, 2005 GPA-6199
- Revised July 06, 2005 GPA-6363
- Revised February, 2006 GPA-10567
- Revised June 07, 2006 GPA-12275
- Revised September 06, 2006 GPA-14318
- Revised September 06, 2006 GPA-14354
- Revised June 06, 2007 GPA-20216
- Revised August 15, 2007 GPA-22501
- Revised August 20, 2008 GPA-23505
- Revised February 18, 2009 GPA-32105
- Revised May 6, 2009 GPA-32550
- Revised June 17, 2009 GPA-33542

SOURCE: City of Las Vegas , Planning and Development Department

Adopted April 01, 1992 Ord. # 3636



Geographic Information System  
Planning & Development Dept.  
702-229-6301



Printed: June 26, 2009

# **EXHIBIT Q**

# **EXHIBIT Q**

1 **BILL NO. 2011-23**

2 **ORDINANCE NO. 6152**

3 AN ORDINANCE TO UPDATE THE LAND USE AND RURAL NEIGHBORHOODS  
4 PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO BE CONSISTENT  
5 WITH THE CITY'S NEW UNIFIED DEVELOPMENT CODE, AND TO PROVIDE FOR OTHER  
6 RELATED MATTERS.

6 Proposed by: Flinn Fagg, Acting Director of  
7 Planning

Summary: Updates the Land Use and Rural  
Neighborhoods Preservation Element of the Las  
Vegas 2020 Master Plan to be consistent with  
the City's new Unified Development Code.

8  
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
10 AS FOLLOWS:

11 SECTION 1: The document entitled "Land Use and Rural Neighborhoods  
12 Preservation Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056,  
13 is hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. In Sections 2 and 3,  
14 deleted material is enclosed by brackets and new material is underlined.

15 SECTION 2: The beginning paragraph of the section entitled "Mixed-Use  
16 Development," commencing on Page 16, is amended to read as follows:

17 In 2001, the Downtown Overlay District was created to coincide with the Downtown Centennial Plan  
18 area and establish special standards for any zoning district in this area.<sup>5</sup> Many traditional standards  
19 such as for setbacks, height, parking, landscaping and lot coverage were relaxed to encourage  
20 developments having both residential and nonresidential uses on the same parcel or to allow both  
21 residential and nonresidential uses in an area zoned for one or the other. By 2003, a specific use called  
22 "Mixed Use" was created and defined, and was deemed appropriate anywhere inside the boundaries  
23 of the Las Vegas Redevelopment Area.<sup>6</sup> The area permitting mixed-use developments later expanded  
24 to the boundaries of the Neighborhood Revitalization Area,<sup>7</sup> and then became permissible anywhere  
25 within the C-1, C-2 and C-PB Districts with certain restrictions.<sup>8</sup> With the adoption of a new  
26 development code, the C-PB District will be eliminated for future development, so that mixed-use  
27 developments will be limited to the C-1 and C-2 Districts.

28 SECTION 3: The fourth paragraph of the section entitled "Mixed-Use Development,"

1 commencing on Page 16, is hereby amended to read as follows:  
2 Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a  
3 quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most  
4 fully realized by the city's TND designation, [ which allows the T-D (Traditional Neighborhood)  
5 zoning district.] The encouraged development pattern is for an interconnected street grid and buildings  
6 that relate to the street. This permits shorter walking times practical for access to all points in the  
7 neighborhood, whether for leisure or transportation. Complete streets that accommodate vehicles,  
8 transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks.  
9 Commercial service uses are near residential dwellings. Kyle Canyon is a development area  
10 designated for Traditional Neighborhood Development.

11 SECTION 4: Tables 5, 10 and 14 are hereby replaced by the tables of the same  
12 numbers that are attached to this Ordinance.

13 SECTION 5: The Department of Planning is authorized and directed to incorporate  
14 into the Land Use and Rural Neighborhoods Preservation Element the changes adopted by this  
15 Ordinance and to file the final document with the City Clerk.

16 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or  
17 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
18 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
19 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
20 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,  
21 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
22 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
23 invalid or ineffective.

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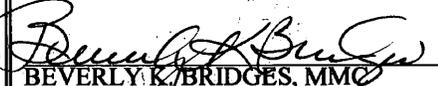
SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 18<sup>th</sup> day of May, 2011.

APPROVED:

By   
OSCAR B. GOODMAN, Mayor

ATTEST:

  
BEVERLY K. BRIDGES, MMC  
City Clerk

APPROVED AS TO FORM:

Val Heed 4-6-11  
Date

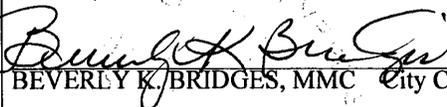
1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 20<sup>th</sup> day of April, 2011, and referred to a committee for recommendation; thereafter  
3 the committee reported favorably on said ordinance on the 18<sup>th</sup> day of May, 2011, which  
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance  
5 was read by title to the City Council as first introduced and adopted by the following vote:

- 6 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Wolfson, Tarkanian,  
Ross, Barlow and Anthony
- 7 VOTING "NAY": None
- 8 EXCUSED: None
- 9 ABSTAINED: None
- 10 DID NOT VOTE: None

12 APPROVED:

13   
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16   
17 BEVERLY K. BRIDGES, MMC City Clerk

**Table 5: Master Plan Land Use Designations**

Master Plan Land Use Designations	RESIDENTIAL									COMMERCIAL/INDUSTRIAL				OTHER				
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	LI/R	TC	PR-OS	PF	TND	LVMD
<b>Maximum Allowable Density (Units Per Acre)</b>	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
<b>Allowable Zoning Categories</b>	U*, R-E	U, R-E	U, R-E, R-1	R-1, R-MH, U, R-E	R-2, R-CL, R-1, R-MH, U, R-E	R-2, R-TH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

\* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

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**Table 10: Iron Mountain Ranch Land Use Designations**

Iron Mountain Ranch Master Plan Area	RESIDENTIAL				COMMERCIAL	OTHER
	Master Plan Land Use Designation	DR	R	L	ML	N/A
Maximum Allowable Density (Units Per Acre)	2.00	3.49	5.49	8.49	N/A	N/A
Allowable Zoning Categories	R-PD2*	R-PD*	R-PD*	R-PD*	N/A	C-V

\* The types of development permitted under the R-PD designation prior to the adoption of the Unified Development Code shall now be achieved under the TND designation. All existing R-PD designated development as of the effective date of the Unified Development Code shall be governed by any approved Development Standards, Design Guidelines, or other active entitlements that may be applicable.

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**Table 14: Downtown Area Land Use Designations**

Downtown Land Use Plan Area	RESIDENTIAL	COMMERCIAL		OTHER	
Master Plan Land Use Designation	MXU	MXU	C	LI/R	PF
Corresponding General Plan Categories	L, ML, M, H, O, SC, GC	L, ML, M, H, O, SC, GC	O, SC, GC	LI/R	PF
Allowable Zoning Categories	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	O, P-O, C-1, C-2	C-M, M	C-V

00217  
CLW/2511

# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT

LAS VEGAS 2020  
MASTER PLAN

executive summary
introduction
existing land use
future land use
description of master plan land use categories
overview of general plan amendment /major modification process
gaming enterprise districts
rural neighborhoods preservation
conclusion
appendix



Adopted by  
City Council 9-02-09

Revised 05-08-12

CLV083915  
00315

The City of Las Vegas  
Land Use & Rural Neighborhoods Preservation Element  
of the Las Vegas 2020 Master Plan  
was adopted by City Council  
on September 2, 2009 (Ordinance #6056),  
and revised on May 8, 2012 (Ordinance #6152)



Land Use & Rural Neighborhoods Preservation Element

PD-0006-05-2012 RS LU\_RNP



CLV083916  
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**2513**

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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

## RESIDENTIAL

**RNP (Rural Neighborhood Preservation)** – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

**DR (Desert Rural Density Residential)** – The predominant lifestyle feature of these residential areas 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. This category allows up to 2.49 units per acre.

**R (Rural Density Residential)** – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

**L (Low Density Residential)** – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

**ML (Medium Low Density Residential)** – The Medium Low Density Residential category generally permits single-family detached homes, 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. This category allows up to 8.49 units per acre.

**MLA (Medium Low Attached Density Residential)** – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

**M (Medium Density Residential)** – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

**H (High Density Residential)** – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

**PCD (Planned Community Development)** – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

## COMMERCIAL/INDUSTRIAL

**O (Office)** – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

**SC (Service Commercial)** – 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, theaters, 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. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

**GC (General Commercial)** – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may 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 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

**LI/R (Light Industry/Research)** – The 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 distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## **OTHER**

**TC (Town Center)** – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

**PR-OS (Parks/Recreation/Open Space)** – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.



# **EXHIBIT R**

# **EXHIBIT R**

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FIRST AMENDMENT

BILL NO. 2018-13

ORDINANCE NO. 6622

AN ORDINANCE TO AMEND THE LAND USE AND RURAL NEIGHBORHOODS PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO ESTABLISH THE FORM-BASED CODE LAND USE DESIGNATION AND ADD TRANSECT ZONES AS ALLOWABLE ZONING CATEGORIES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Updates the Land Use and Rural Neighborhoods Preservation Element of the Las Vegas 2020 Master Plan to establish the Form-Based Code land use designation and add transect zones as allowable zoning categories.

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

SECTION 1: The document entitled "Land Use and Rural Neighborhoods Preservation Element," hereinafter the "Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056, and thereafter amended by Ordinance No. 6152, is hereby further amended as set forth in Sections 2 to 11, inclusive, of this Ordinance. Where sections or provisions of existing language (other than table cell entries) are being amended or added to, deletions are shown by bracketing and additions by underlining.

SECTION 2: The Existing Land Use section of the Element is hereby amended by amending the subpart entitled "Mixed-Use Development" to add to that subpart, at the end thereof, a sixth paragraph, to read as follows:

Form-Based Code (FBC) is a land use regulating system that focuses on the physical form of the built environment, and its relationship to the public realm, instead of the segregation of land uses. As such, the FBC land use designation encourages mixed-use and fosters human scale, a walkable environment, and access to employment, services and amenities for the community. Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 the Department of Planning began drafting a Form-Based Code for downtown Las Vegas, as this had been identified as a critical step towards the implementation of the plan. The FBC land use designation was created in 2018 to provide a designation that allows for the utilization of

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1 Form-Based zoning districts, also known as Transect Zones or T-Zones, within the Downtown Area (see  
2 Exhibit 3).

3 SECTION 3: The Future Land Use section of the Element is hereby amended by  
4 amending the subpart entitled “Downtown Area” to add to that subpart, at the end thereof, a fourth paragraph,  
5 to read as follows:

6 In 2016, the City of Las Vegas adopted the Vision 2045 Downtown Las Vegas Masterplan, which identified  
7 the adoption of a Form-Based Code for the twelve identified Districts of downtown as a key step towards  
8 implementing the vision established by the policy document. The Vision 2045 Downtown Las Vegas  
9 Masterplan also conceptualized the expansion of the overall Downtown Area, which was established through  
10 the adoption of the Downtown Las Vegas Overlay (DTLV-O) in 2017, which replaced the previous  
11 Downtown Centennial Plan Overlay (DCP-O). To set the framework for the Form-Based Code, a Form-  
12 Based Code (FBC) land use designation was created in 2018, to allow for Form-Based Zoning Districts, also  
13 known as Transect Zones or T-Zones, to be utilized for properties within the Downtown Area (see Exhibit  
14 3). The FBC land use designation is consistent and concurrent with the Downtown Land Use map of the Las  
15 Vegas Redevelopment Area Plan.

16 SECTION 4: The Future Land Use section of the Element is hereby amended by  
17 amending the subpart entitled “Southeast Sector” to add to that subpart, at the end thereof, a second  
18 paragraph, to read as follows:

19 Following the adoption of the Vision 2045 Downtown Las Vegas Masterplan in 2016 and the establishment  
20 of the Downtown Las Vegas Overlay District (DTLV-O) in 2017, the Downtown Area boundary was  
21 expanded in 2018. The Downtown Area now includes the entirety of the Las Vegas Medical District, as well  
22 as portions of the Downtown North Plan Area and the West Las Vegas Plan Area (see Exhibit 5).

23 SECTION 5: Exhibits 3 and 5 of the Element, pertaining respectively to the Downtown  
24 Area Map and to the Southeast Sector Map, are hereby replaced with the Exhibits that are attached to this  
25 Ordinance as Exhibit A and Exhibit B, which are hereby adopted and incorporated by this reference.

26 SECTION 6: The Future Land Use section of the Element is hereby amended by

1 amending the subpart entitled "Land Use Tables" to amend Table 5 appearing therein, pertaining to Master  
2 Plan Land Use Designations, to add, under the column labeled as "Other", a new subcolumn pertaining to  
3 the FBC Master Plan Designation. The new subcolumn, to be incorporated into Table 5, shall be labeled  
4 "FBC", and shall include the following values with respect to the Maximum Allowable Density (Units per  
5 Acre) and Allowable Zoning Categories listed in the table:

6 Maximum Allowable Density (Units per Acre)	Variable†
7 Allowable Zoning Categories	See Downtown Area Chart

8 SECTION 7: The Future Land Use section of the Element is hereby amended by  
9 amending the subpart entitled "Land Use Tables" to further amend Table 5 appearing therein to amend the  
10 footnote pertaining to the superscript character "†" to read as follows:

11 † The density of a development within the TND [category] and FBC categories is limited by the approved  
12 Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved  
13 master planned development.

14 SECTION 8: The Future Land Use section of the Element is hereby amended by  
15 amending the subpart entitled "Land Use Tables" to amend Table 14 appearing therein, pertaining to  
16 Downtown Area Land Use Designations, to add, under the column labeled as "Other", a new subcolumn  
17 pertaining to the FBC Master Plan Land Use Designation. The new subcolumn, to be incorporated into Table  
18 14, shall be labeled "FBC", and shall include the following values with respect to the Corresponding General  
19 Plan Categories and Allowable Zoning Categories listed in the table:

20 Corresponding General Plan Categories	FBC
21 Allowable Zoning Categories	T1, T2, T3, T4, T5, T6, SD* (asterisk applicable to all)

22 SECTION 9: The Future Land Use section of the Element is hereby amended by  
23 amending the subpart entitled "Land Use Tables" to further amend Table 14 appearing therein to add a  
24 footnote pertaining to the superscript character "\*" and referring to the Allowable Zoning Categories listed  
25 for the FBC value, to read as follows:

26 \*The Allowable Zoning Categories indicated as T1, T2, T3, T4, T5, T6, and SD include all Form-Based Code

1 Zoning Districts and Sub-Districts, also referred to as Transect Zones and Sub-Zones, that are indicated as  
2 pertaining to the Las Vegas Transect as described in the Unified Development Code.

3 SECTION 10: The Description of Master Plan Land Use Categories section of the Element  
4 is hereby amended by amending the subpart entitled “Downtown Land Use Plan” to add, before the entry  
5 entitled “MXU (Mixed- Use)”, a new entry entitled “FBC – Form-Based Code”, to read as follows:

6 **FBC – Form-Based Code**

7 The Form-Based Code (FBC) category allows for a wide array of uses and development types, which vary  
8 depending on the specific neighborhood context and character of the area. Because of the importance of the  
9 individual place when considering the application of a Form-Based Code for future development, a  
10 comprehensive study and extensive outreach must be carried on before the FBC can be properly utilized on  
11 properties.

12 The focus of the FBC is on:

- 13 • The physical character and quality of the public realm
- 14 • The human scale of the built environment, including the way that city blocks, structures and the  
15 public right-of-way interact with the people
- 16 • Accessibility to employment, services and amenities, as well as more transportation options
- 17 • Simplification of the by-right development process that has been deemed contextual to the  
18 surrounding area

19 The Zoning Districts allowed within the FBC category are also referred to as Transect Zones, or T-Zones,  
20 and are classified using a numbering system that goes from one (1) to six (6). The intensity of development  
21 and mix of uses varies depending on the Transect Zone that is taken into consideration, with T1 Zones  
22 allowing for the least intensity and mix of uses, and T6 Zones allowing for the most intensity and mix of  
23 uses.

24 SECTION 11: The Overview of General Plan Amendment/Major Modification Process  
25 section of the Element entitled “is hereby amended by adding thereto, following the existing paragraphs, a  
26 new subpart labeled “Form-Based Code (FBC) Provisions,” to read as follows:

1 **Form-Based Code (FBC) Provisions**

2 A change of land use designation for a property that is designated with the FBC designation is generally  
3 considered not in the best interest of the effective and consistent development of the community, as doing so  
4 would dramatically alter the contextual character of the entire Downtown District or Special Area previously  
5 identified and designated with the FBC designation. Additionally, the FBC land use designation allows for  
6 a great variety of Zoning Districts, also referred to as Transect Zones or T-Zones, which allow for a wide  
7 array of land uses, densities, and types of development. For these reasons, if a special circumstance, which  
8 may necessitate the modification of the FBC designation, arise, the applicant should first consider to address  
9 such special circumstance not by means of General Plan Amendment, but by maintaining the FBC  
10 designation and using, instead, the flexibility provided by the Transect Zones allowed under the FBC  
11 designation.

12 For a change of land use designation for a property designated with the FBC designation, a property owner  
13 must submit a General Plan Amendment (GPA) application for review by city staff, Planning Commission,  
14 and approval by City Council, following the procedure as provided by the Unified Development Code.

15 Notwithstanding the provisions above, for a parcel-specific GPA, because of the holistic approach of the  
16 FBC and its critical link to the character of the area, in addition to the requirements as set forth in LVMC  
17 Chapter 19.16, the following shall apply:

18 • A Notice of Public Hearing shall be mailed to each owner of real property located within the  
19 Downtown District or Special Area identified with the FBC designation in which the property is located. The  
20 applicant shall pay the fees associated with the Notice of Public Hearing.

21 • As part of the application, the applicant shall submit to the Director a study containing clear and  
22 convincing evidence that:

- 23 ○ A viable use of the property cannot be achieved under the FBC designation; and  
24 ○ The GPA is necessary to achieve the long-term goals of the specific Downtown District as  
25 envisioned in the Vision 2045 Downtown Masterplan or character of the area as described in the Special Area  
26 Plan.

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SECTION 12: The Department of Planning is authorized and directed to incorporate into the Land Use and Rural Neighborhoods Preservation Element the amendments made by this Ordinance, including, without limitation and as deemed appropriate, reconstituting tables, replacing Exhibits 3 and 5 at the appropriate locations and in final publication versions, and making parallel reference changes and corresponding changes to the table of contents.

SECTION 13: 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 hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 26<sup>th</sup> day of June, 2018.

APPROVED:  
By Carolyn G. Goodman  
CAROLYN G. GOODMAN, Mayor

ATTEST:  
Luann D. Holmes  
LUANN D. HOLMES, MMC  
City Clerk

APPROVED AS TO FORM:  
Val Steed 6-18-18  
Val Steed, Date  
Deputy City Attorney

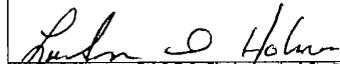
1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 6<sup>th</sup> day of June, 2018, and referred to a committee for recommendation; thereafter  
3 the said committee reported favorably on said ordinance on the 20<sup>th</sup> day of June, 2018,  
4 which was a regular meeting of said Council; that at said regular meeting, the proposed  
5 ordinance was read by title to the City Council as amended and adopted by the following  
6 vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin  
Seroka, Fiore and Crear  
8 VOTING "NAY": None  
9 EXCUSED: None  
10 ABSTAINED: None

11 APPROVED:

12   
13 \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15   
16 \_\_\_\_\_  
EUANN D. HOLMES, MMC City Clerk

# LAND USE & RURAL NEIGHBORHOODS PRESERVATION ELEMENT



executive summary

introduction

existing land use

future land use

description of master plan  
land use categories

overview of general plan  
amendment /major modification  
process

gaming enterprise districts

rural neighborhoods  
preservation

conclusion

appendix



Adopted by  
City Council 9-02-09

Revised 06-20-18

CLV084174  
00331

**CITY OF LAS VEGAS LAND USE  
& RURAL NEIGHBORHOODS PRESERVATION ELEMENT  
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# DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plans.

## RESIDENTIAL

RNP (Rural Neighborhood Preservation) – The predominant feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. An Interlocal Agreement between the city of Las Vegas and Clark County approved January 2, 2002 established certain parcels with these characteristics in the Centennial Hills Sector and the unincorporated area of the Northwest as “rural neighborhood preservation” areas. A Restated Interlocal Agreement between the parties approved December 3, 2008 reestablishes these parcels, and sets the allowable density requirement and the rules by which parcels may be permitted to be amended to a more intense land use category. This category allows up to 2.00 units per acre.

DR (Desert Rural Density Residential) – The predominant lifestyle feature of these residential areas 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. This category allows up to 2.49 units per acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

L (Low Density Residential) – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

ML (Medium Low Density Residential) – The Medium Low





Density Residential category generally permits single-family detached homes, 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. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential) – The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential) – The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential) – Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25.5 or more units per acre.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g., a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

## COMMERCIAL/INDUSTRIAL

O (Office) – The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial) – 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, theaters, 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. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial) – The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may 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 vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

LI/R (Light Industry/Research) – The 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 distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

## OTHER

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

PF (Public Facilities) – The Public Facilities category allows



